450 8TH STREET

MONTARA, CALIFORNIA

DESIGN REVIEW REV 2
JUNE 8th, 2026

2

PROJECT DIRECTORY

OWNER:
SIAMAK AKHAVAN
P.O BOX 411161
PHONE: 415.378.4771
EMAIL: SIAMAKAKHAVAN@MAC.COM

DESIGNER:
JONAS HERNANDEZ
810 POTRERO AVENUE
SAN FRANCISCO, CA 94110
PHONE: 415.290.6469
EMAIL: JONAS@JONAS-HERNANDEZ.COM

SURVEYOR:
BGT LAND SURVEYING
871 WOODSIDE WAY
SAN MATEO, CA 94401
TEL: 650.212.1030
CONTACT: BRYAN G. TAYLOR, L.S.
EMAIL: BGTINFO@BGTSURVEYING.COM

CIVIL:
GREEN CIVIL ENGINEERING, INC
1400 S NORFOLK ST. SUITE #350
SAN MATEO, CA 94403
PHONE: 650.888.5937
CONTACT: HON-CHEONG LEE, P.E.
EMAIL: HLEE@GREEN-CE.COM

DESIGNER
JONAS HERNANDEZ
810 POTRERO AVE.
SAN FRANCISCO, CA 94110
415.290.6469
convergence.dg@gmail.com

OWNER
SIAMAK AKHAVAN
PO BOX 411161
SAN FRANCISCO, CA 94141
415.378.4771
siamakakhavan@mac.com

NORTH

ISSUE	DESCRIPTION	DATE	ISSUED TO
1	DESIGN REVIEW	09/18/2025	SMC
2	DESIGN REVIEW REVISION	03/20/2026	SMC
3	DESIGN REVIEW REVISION	06/08/2026	SMC

SITE NAME
450
8TH ST
Private Residence

ADDRESS
450 8TH ST.
MONTARA, CA.
94037

APN 036-095-190

DATE
APRIL 30 2026

SCALE
NTS

COVER

A0.00

ABBREVIATIONS

A/C	AIR CONDITIONING
ABV	ABOVE
AC	ASPHALTIC CONCRETE
ACC	ACCESS OR ACCESSIBLE
ACOUS	ACOUSTICAL
AD	AREA DRAIN
ADJ	ADJACENT OR ADJUSTABLE
ADDL	ADDITIONAL
AFF	ABOVE FINISH FLOOR
AGGR	AGGREGATE
AHJ	AUTHORITY HAVING JURISDICTION
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
ARCH	ARCHITECT OR ARCHITECTURAL
ASPH	ASPHALT OR ASPHALTIC
AVG	AVERAGE
A/V	AUDIO/VIDEO
AWRB	AIR AND WATER-RESISTANT OR RESISTIVE BARRIER
BD	BOARD
BFP	BACKFLOW PREVENTER
BITUM	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BO	BOTTOM OF
BR	BEDROOM
BSMT	BASEMENT
BTWN	BETWEEN
BUR	BUILT UP ROOFING
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT OR CEMENTITIOUS
CER	CERAMIC
CFAWP	COLD FLUID-APPLIED WATERPROOFING
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CLG	CEILING
CLKG	CAULKING
CLOS	CLOSET
CLR	CLEAR OR CLEARANCE
CLSS	CORRUGATED LATH STARTER STRIP
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CO	CLEAN OUT
COL	COLUMN
COMB	COMBUSTION
COMP	COMPOSITION
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CPT	CARPET
CSMT	CASEMENT
CT	CERAMIC TILE
CTR	CENTER
CTSK	COUNTERSINK
(D)	DEMOLISH
D	DEEP OR DRYER
DBL	DOUBLE
DEMO	DEMOLISH OR DEMOLITION
DEPT	DEPARTMENT
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DO	DOOR OPENING
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
(E)	EXISTING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC OR ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSE OR ENCLOSURE
EO	EDGE OF
EP	ELECTRICAL PANEL
EQ	EQUAL
EQUIP	EQUIPMENT
EXH	EXHAUST
EXP	EXPANSION
EXT	EXTERIOR
F	FIXED OR FREEZER
FA	FIRE ALARM
FAF	FLUID-APPLIED FLASHING
FAU	FORCED AIR UNIT
FD	FLOOR DRAIN OR FIRE DEPARTMENT
FDN	FOUNDATION
FF	FINISH FLOOR
FIN	FINISH OR FINISHED
FLR	FLOOR
FLASH	FLASHING
FLUOR	FLUORESCENT
FO	FACE OF
FOC	FACE OF COLUMN OR CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FOT	FACE OF TREAD
FR	FRAME OR FIRE-RATED OR -RESISTANT OR -RESISTIVE
FRMG	FRAMING
FRT	FIRE-RETARDENT TREATED
FS	FLOOR SINK
FT	FEET OR FOOT
FTG	FOOTING
FURR	FURRED OR FURRING
GA	GAUGE
GALV	GALVANIZED
GD	GARBAGE DISPOSAL
GEN	GENERAL
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFRG	GLASS FIBER REINFORCED CONCRETE
GFRP	GLASS FIBER REINFORCED (GYPSUM) PLASTER
GL	GLASS
GLAZ	GLAZING
GSM	GALVANIZED SHEET METAL
GU	GYPSUM UNDERLAYMENT
GYP	GYPSUM
H	HIGH
HB	HOSE BIBB
HC	HOLLOW CORE
HD	HEAD
HDR	HEADER
HDW	HARDWARE
HDWD	HARDWOOD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HRAWP	HOT RUBBERIZED ASPHALT WATERPROOFING
HT	HEIGHT
HVAC	HEATING VENTILATING AND AIR CONDITIONING
HWH	HOT WATER HEATER
ID	INSIDE DIAMETER
IN	INCH
INCAN	INCANDESCENT
INCL	INCLUDE OR INCLUDING
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
JCT	JUNCTION
JST	JOIST
JT	JOINT
KIT	KITCHEN
LAM	LAMINATE
LAV	LAVATORY
LB	POUND
LIN	LINEN OR LINEAR
LT	LIGHT
LTG	LIGHTING
LWT	LIGHTWEIGHT
MATL	MATERIAL
MAX	MAXIMUM
MBL	MARBLE
MC	MEDICINE CABINET
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MED	MEDIUM OR MEDICINE
MEMB	MEMBRANE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
MULL	MULLION
MW	MICROWAVE
(N)	NEW
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NR	NON-RATED
NTS	NOT TO SCALE
O/	OVER
OBS	OBSCURE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OVERFLOW
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFD	OVERFLOW DRAIN
OFOI	OWNER FURNISHED OWNER INSTALLED
OPNG	OPENING
OPP	OPPOSITE
PAN	PANTRY
PAWSP	PRE-APPLIED SHEET WATERPROOFING
PC	PRECAST
PERIM	PERIMETER
PERP	PERPENDICULAR
PKT	POCKET
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
POL	POLISH OR POLISHED
PR	PAIR
PREF	PREFINISH OR PREFINISHED
PREFAB	PREFABRICATED
PT	POINT OR PRESSURE-TREATED OR PRESERVATIVE-TREATED
PTD	PAINTED
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
PWDR	POWDER
QTY	QUANTITY
QUAL	QUALITY OR QUALIFICATIONS
(R)	RELOCATE OR RELOCATED
R	RISER OR RADIUS
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFERENCE OR REFRIGERATOR
REFL	REFLECTED OR REFLECTIVE
REINF	REINFORCED
REQD	REQUIRED
RESIL	RESILIENT
RET	RETAINING
REV	REVISION OR REVISED OR REVERSED
RM	ROOM
RND	ROUND
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RWD	REDWOOD
RWL	RAIN WATER LEADER
S	SOUTH
SAF	SELF-ADHERING SHEET FLASHING
SASWP	SELF-ADHERING SHEET WATERPROOFING
SC	SOLID CORE
SCD	SEE CIVIL DRAWINGS
SCHED	SCHEDULE
SD	SOAP DISH OR DISPENSER OR SMOKE DETECTOR
SEAL	SEALANT
SECT	SECTION
SED	SEE ELECTRICAL DRAWINGS
SEP	SEPARATE OR SEPARATION
SF	SQUARE FEET
SFD	SEE FIRE PROTECTION DRAWINGS
SHR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SL	SLIDING
SLAD	SEE LANDSCAPE DRAWINGS
SLTD	SEE LIGHTING DRAWINGS
SMD	SEE MECHANICAL DRAWINGS
SOG	SLAB ON GRADE
SPEC	SPECIFICATION OR SPECIFIED
SPF	SPRAY-APPLIED POLYURETHANE FOAM
SQ	SQUARE
SS	STAINLESS STEEL
SSD	SEE STRUCTURAL DRAWINGS
ST	STONE TILE
STD	STAINED OR STANDARD
STL	STEEL
STN	STONE
STOR	STORAGE
STRUCT	STRUCTURE OR STRUCTURAL
SUSP	SUSPENDED
SW	SHEAR WALL
SYM	SYMMETRICAL
T	TREAD
T&B	TOP AND BOTTOM
TAG	TONGUE AND GROOVE
TB	TOWEL BAR
TC	TRASH COMPACTOR
TEL	TELEPHONE
TEMP	TEMPERED
THK	THICK OR THICKNESS
THRESH	THRESHOLD
TO	TOP OF
TOC	TOP OF CONCRETE
TOP	TOP OF PLATE
TOW	TOP OF WALL
TPH	TOILET PAPER HOLDER
TPO	THERMOPLASTIC-POLYOLEFIN
TRANS	TRANSPARENT
TS	TUBE STEEL
TYP	TYPICAL
UNF	UNFINISHED
UON	UNLESS OTHERWISE NOTED
UPR	UPPER
VAR	VARIES
VCT	VINYL COMPOSITION TILE
VEN	VENEER
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VOL	VOLUME
VP	VENEER PLASTER
W	WEST OR WASHER OR WIDE
W/	WITH
W/D	WASHER AND DRYER
W/O	WITHOUT
WC	WATER CLOSET OR WALL COVERING
WD	WOOD
WH	WATER HEATER
WIN	WINDOW
WO	WHERE OCCURS
WP	WATERPROOF OR WATERPROOFING
WPM	WATERPROOF MEMBRANE
WRB	WATER-RESISTANT OR RESISTIVE BARRIER
WS	WEATHERSTRIPPING
WSCT	WAINSCOT
WT	WEIGHT
WUI	WILDLAND-URBAN INTERFACE
XPS	EXTRUDED POLYSTYRENE

APPLICABLE CODES

1. 2022 CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24), INCLUDING:
   PART 2 - CALIFORNIA BUILDING CODE (CBC)
   PART 2.5 - CALIFORNIA RESIDENTIAL CODE (CRC)
   PART 3 - CALIFORNIA ELECTRICAL CODE (CEC)
   PART 4 - CALIFORNIA MECHANICAL CODE (CMC)
   PART 5 - CALIFORNIA PLUMBING CODE (CPC)
   PART 6 - CALIFORNIA ENERGY CODE
   PART 9 - CALIFORNIA FIRE CODE (CFC)
   PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
2. ALL APPLICABLE FEDERAL, STATE AND COUNTY CODES, AND ALL LOCAL AMENDMENTS TO THE ABOVE CODES

GENERAL NOTES

1. PROMPTLY INFORM THE DESIGNER IN WRITING OF ANY DISCREPANCIES OR OMISSIONS IN THE DOCUMENTS, IF NOTED BY THE CONTRACTOR. ADDITIONALLY INFORM THE DESIGNER OF ANY VARIATIONS NEEDED IN ORDER TO CONFORM TO APPLICABLE CODES, RULES AND REGULATIONS.
2. THE LAYOUT, LEVELS, DIMENSIONS, RELATIONSHIPS AND CONFIGURATIONS SHOWN ON PLAN DRAWINGS GOVERN. DO NOT ALTER ANY ASPECT OF THE INFORMATION SHOWN ON THESE DRAWING WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER OR DESIGNER. REVIEW CONSTRUCTION DOCUMENTS THOROUGHLY AND RESOLVE ALL AMBIGUITIES PRIOR TO START OF CONSTRUCTION.
3. ALL DIMENSIONS SHALL BE AS INDICATED ON THE DRAWINGS OR AS CLARIFIED BY THE DESIGNER. DO NOT SCALE DRAWINGS. DIMENSIONS ARE TO FACE OF STUD OR CONCRETE; CENTERLINE OF COLUMN; OR CENTERLINE OF WINDOW, DOOR OR OTHER OPENING, UNLESS OTHERWISE NOTED. WHERE NOTED, CLEAR FINISH DIMENSIONS CRITICAL FOR EQUIPMENT, CASEWORK OR OTHER REQUIREMENTS SHALL BE WITHIN 1/8" TOLERANCE ALONG FULL HEIGHT AND WIDTH OF WALLS. VERIFY DIMENSIONS IN THE FIELD BEFORE PREPARING SHOP DRAWINGS, FABRICATIONS OR CONSTRUCTION.
4. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR VARIATIONS FROM THE PLANS OR SPECIFICATIONS UNLESS APPROVED IN ADVANCE IN WRITING AND PRIOR TO CONSTRUCTION OF ANY CHANGE OR VARIATION.
5. THE CONTRACTOR SHALL MAINTAIN GENERAL LIABILITY AND WORKERS' COMPENSATION INSURANCE AND IS RESPONSIBLE FOR JOB SITE SAFETY. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING AND BRACING, ETC REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION OF THE PROJECT. ALL WORK AND CONSTRUCTION SHALL COMPLY WITH ALL LOCAL REGULATIONS AND SAFETY REQUIREMENTS.
6. PROVIDE WORKMANSHIP IN ALL TRADES OF THE HIGHEST QUALITY, BY PERSONS ESPECIALLY SKILLED AT ASSIGNED TASKS, TO RESULT IN A NEAT AND CLEAN INSTALLATION. INSTALL WORK TRUE, PLUMB, LEVEL, SQUARE, AND IN PROPER ALIGNMENT. CORRECT EXISTING FRAMING TO REMAIN, IF REQUIRED.
7. COMPLY WITH CITY/COUNTY CONDITIONS OF APPROVAL, IF ANY, FOR THIS PROJECT AS RELATED TO SPECIFIC CONSTRUCTION REQUIREMENTS AND AN APPROVED CONSTRUCTION MANAGEMENT PLAN.
8. SUBMIT FOR DESIGNER'S REVIEW AND APPROVAL ALL DESIGN-BUILD SCOPE AND SYSTEMS LISTED UNDER DEFERRED SUBMITTALS ELSEWHERE ON THIS SHEET.
9. SUBMIT FOR DESIGNER'S REVIEW AND APPROVAL ALL SHOP DRAWINGS, SAMPLES, MOCK-UPS, COLOR BOARDS, ETC BY THE PROCEDURES DEFINED IN ADVANCE BY OWNER OR DESIGNER.
10. TYPICAL DETAILS AND NOTES APPLY TO OTHER SIMILAR CONDITIONS WHEN NOT FULLY SHOWN OR SPECIFICALLY NOTED OR REFERENCED OTHERWISE.
11. INSTALL ALL FIXTURES, EQUIPMENT AND MATERIALS PER MANUFACTURERS' INSTRUCTIONS AND RECOMMENDATIONS.
12. VERIFY REQUIRED CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES AND EQUIPMENT PRIOR TO ORDERING COMPONENTS OR COMMENCING WORK.
13. SEE CIVIL DRAWINGS FOR CONTOURS, GRADING, SITE WORK, ETC. SUCH ITEMS SHOWN IN ARCHITECTURAL DRAWINGS ARE SCHEMATIC IN NATURE AND REPRESENT DESIGN INTENT ONLY.
14. PROVIDE PRESERVATIVE-TREATED WOOD AT AREAS WHERE WOOD IS IN CONTACT WITH CONCRETE, MASONRY OR GROUND, AND WHERE REQUIRED BY CRC R317.1. FASTEN WITH ANCHOR BOLTS, HANGERS, NAILS, SCREWS OR OTHER FASTENERS THAT ARE APPROVED FOR CONTACT WITH PRESERVATIVE-TREATED WOOD. CRC R317.3
15. MAINTAIN MIN 6'-8" CLEAR HEADROOM AT ALL STAIRWAYS, MEASURED VERTICALLY FROM A SLOPED LINE CONNECTING THE EDGE OF TREAD NOSINGS OR FROM THE FLOOR SURFACE OF THE LANDINGS. CRC R311.7.2
16. INSTALL STAIR RISERS WITH HEIGHTS NOT EXCEEDING 7 3/4", AND EQUAL WITHIN 3/8" IN ANY FLIGHT. INSTALL STAIR TREADS WITH DEPTHS 10" MIN MEASURED HORIZONTALLY BETWEEN NOSINGS, AND EQUAL WITHIN 3/8" IN ANY FLIGHT. CRC R311.7.5
17. PROVIDE HANDRAILS ON AT LEAST ONE SIDE OF EACH FLIGHT OF STAIRS WITH FOUR OR MORE RISERS, MOUNTED 34" TO 38" ABOVE NOSINGS. HANDRAILS SHALL BE 1 1/4" TO 2" IN DIAMETER; SMOOTH, WITH NO SHARP CORNERS; AND CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM THE TOP RISER TO THE LOWEST RISER. HANDRAIL ENDS SHALL BE RETURNED TO A WALL OR SHALL TERMINATE IN NEWEL POSTS. HANDRAILS MAY TERMINATE IN A VOLUTE OR STARTING NEWEL OVER THE LOWEST TREAD. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL. CRC R311.7.8
18. PROVIDE GUARDS ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS SHALL BE 42" MIN HIGH, OR 34" TO 38" HIGH WHEN ALSO SERVING AS A STAIR HANDRAIL. SUCH HEIGHT SHALL BE MEASURED VERTICALLY FROM ADJACENT WALKING SURFACES OR FROM A SLOPED LINE CONNECTING THE LEADING EDGES OF TREAD NOSINGS AT A STAIRWAY. SPACE GUARD ELEMENTS TO PREVENT THE PASSAGE OF A 4" DIAMETER SPHERE. THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF THE GUARD SHALL PREVENT THE PASSAGE OF A 6" DIAMETER SPHERE. CRC R312.1
19. PROVIDE 5/8" TYPE X GYPSUM BOARD AT THE ENCLOSED SIDE OF WALLS, UNDER-STAIR SURFACE AND SOFFITS OF ANY ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL. CRC R302.7
20. PROVIDE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR, THE WIDTH OF WHICH SHALL NOT BE LESS THAN THAT OF THE DOOR SERVED, AND 36" MIN IN THE DIRECTION TRAVELED. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4" VERTICAL IN 12" HORIZONTAL. EXTERIOR LANDINGS OR FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1 1/2" LOWER THAN THE TOP OF THE THRESHOLD AT OUTSWING DOORS, OR 7 3/4" AT INSWING DOORS. CRC R311.3
21. PROVIDE SAFETY GLAZING FOR ALL WINDOWS AND DOORS IN HAZARDOUS LOCATIONS PER CRC R308.4
22. PROVIDE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING WITH BOTTOM OF CLEAR OPENING AT 44" MAX AFF, 20" MIN CLEAR WIDTH, 24" MIN CLEAR HEIGHT, AND MIN NET CLEAR OPENING OF 5.7 SF (5.0 SF FOR OPENINGS AT GRADE) AT BASEMENTS, HABITABLE ATTICS AND EVERY ABOVE-GRADE SLEEPING ROOM. CRC R310.1 & 310.2
23. COMPLY WITH THE REQUIREMENTS OF CRC R806.5 AT ANY UNVENTED ATTIC AND RAFTER ASSEMBLIES. INSTALL AIR-PERMEABLE AND/OR AIR-IMPERMEABLE SPRAY-APPLIED POLYURETHANE FOAM (SPF) INSULATION PER CRC R806.5
24. INSTALL AND PROTECT FROM IGNITION ANY SPRAY-APPLIED POLYURETHANE FOAM (SPF) INSULATION PER THE REQUIREMENTS OF THE MANUFACTURER'S ICC-ESR REPORT FOR THE PRODUCT, AND PER CRC R316.
25. PROVIDE DIRECT-VENT SEALED-COMBUSTION TYPE GAS FIREPLACES, IF ANY, PER CALGREEN 4.503. PROVIDE LISTED AND LABELED FACTORY-BUILT FIREPLACES, IF ANY, TESTED IN ACCORDANCE WITH UL 127. INSTALL PER LISTING AND MANUFACTURER'S INSTRUCTIONS. CRC R1004.1
26. PROVIDE HARD-WIRED SMOKE AND CARBON MONOXIDE ALARMS, EQUIPPED WITH A BATTERY BACKUP. INSTALL AND INTERCONNECT PER CRC R314 & R315
27. INSTALL AUTOMATIC FIRE SPRINKLER SYSTEMS PER CRC R313 WHERE REQUIRED. PROVIDE FLAT PLATE CONCEALED SPRINKLER HEADS UNLESS OTHERWISE NOTED.
28. INSTALL SEISMIC ANCHORING OR STRAPPING AT ALL STORAGE TANK TYPE WATER HEATERS, AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSIONS. LOCATE THE BOTTOM ANCHOR OR STRAP AT LEAST 4" ABOVE THE WATER HEATER CONTROLS. CPC 507.2
29. PROTECT HOSE BIBBS WITH A NONREMOVABLE BACKFLOW PREVENTER OR VACUUM BREAKER. CPC 603.5.7
30. PROVIDE SHOWER AND TUB CONTROL VALVES THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION, AND DELIVER A MAX MIXED WATER SETTING OF 120° F. LOCATE SO THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SPRAY. CPC 408.3 & 408.9

DEFERRED SUBMITTALS

1. AUTOMATIC FIRE SPRINKLERS, MECHANICAL/HVAC, ELECTRICAL, PLUMBING, PHOTOVOLTAICS, SWIMMING POOL, AUDIO/VISUAL, COMMUNICATIONS AND SECURITY SCOPE AND SYSTEMS ARE DESIGN-BUILD AND WILL BE SUBMITTED BY DESIGN-BUILD CONTRACTOR FOR SEPARATE PERMITTING.
2. DESIGN-BUILD CONTRACTORS TO SUBMIT ALL DEFERRED ITEMS TO DESIGNER/OWNER FOR REVIEW AND APPROVAL BEFORE SUBMITTING TO THE BUILDING DEPARTMENT FOR PERMITTING.
3. ALL DEFERRED ITEMS SHOWN IN THE DRAWINGS ARE SCHEMATIC IN NATURE AND INTENDED FOR REFERENCE ONLY.

PROJECT SUMMARY

PROJECT DESCRIPTION:

NEW TWO STORY SINGLE FAMILY DWELLING, WITH A 2 CAR GARAGE. THE HOME STRUCTURE IS SITUATED WITHIN THE SETBACK LIMITED AREA OF THE 'L' SHAPE LOT, WITH THE LARGER AREA SITUATED TOWARDS THE BACK OF THE LOT. THE BUILDING DESIGN FOLLOWS THE NATURAL TOPOGRAPHY OF THE PARCEL. MINIMAL GRADING IS NEEDED ONLY FOR THE HOUSE STRUCTURAL FOUNDATIONS, THE NEW DRIVEWAY AND TO CREATE PROPER SITE DRAINAGE. THE OVERALL DESIGN IS COMPATIBLE AND COMPLEMENTARY TO THE NEIGHBORHOOD AND NATURAL SETTING, WHILE BEAUTIFYING AND IMPROVING THE OVERALL QUALITY AND APPEARANCE OF THE NEIGHBORHOOD.
THE FENCE-FREE ENTRY AND DRIVEWAY, AND OPEN VIEW LANDSCAPING BLEND WITH THE NEIGHBORING PROPERTIES AND THE SURROUNDING NATURAL SETTING. LANDSCAPING WALLS UP TO 30 INCH HIGH, WILL BE FORMED WITH SMALL-SLAT PANELS, AND COVERED WITH LANDSCAPING. THERE ARE ALREADY PLENTY OF NATIVE LANDSCAPING AND THE VERY FEW NEW LANDSCAPING ELEMENTS WILL MATCH INDIGENOUS NATIVE PLANTS THAT ARE DROUGHT-RESISTANT.

PROJECT ADDRESS:
450 8TH ST
MONTARA, CA 94037

ASSESSOR'S PARCEL NUMBER:
036-095-190
LOT 18 & 19
BLOCK 61 PIQ 19

ZONING DISTRICT:
R-1/S-17 (COMBINING-MIDCOAST)

LOT AREA:
10,000 SF

MAX ALLOWABLE FLOOR AREA:
FAR 53% = 5,300 SF

MAX ALLOWABLE LOT COVERAGE:
COVERAGE 35% = 3,500 SF

MAX ALLOWABLE HEIGHT:
28'-0" ABOVE GRADE

OCCUPANCY GROUP:
R-3

CONSTRUCTION TYPE:
VB FULLY SPRINKLERED

MINIMUM SETBACKS

FRONT YARD:	20 FEET
REAR YARD:	20 FEET
SIDE YARD:	15 FEET WITH A MIN OF 5 FEET (PER SMC ZONING 6300.2.3)

FLOOR AREA:	FLOOR LEVEL	EXISTING	PROPOSED
	SECOND LEVEL -MAIN UPPER-	0 SF	1,298 SF
	SECOND LEVEL -EAST WING ENTRY-	0 SF	1,050 SF
	GROUND LEVEL -MAIN ENTRY-	0 SF	1,504 SF
	GROUND LEVEL -GARAGE & STORAGE-	0 SF	1,050 SF
	TOTAL FLOOR AREA	0 SF	4,903 SF

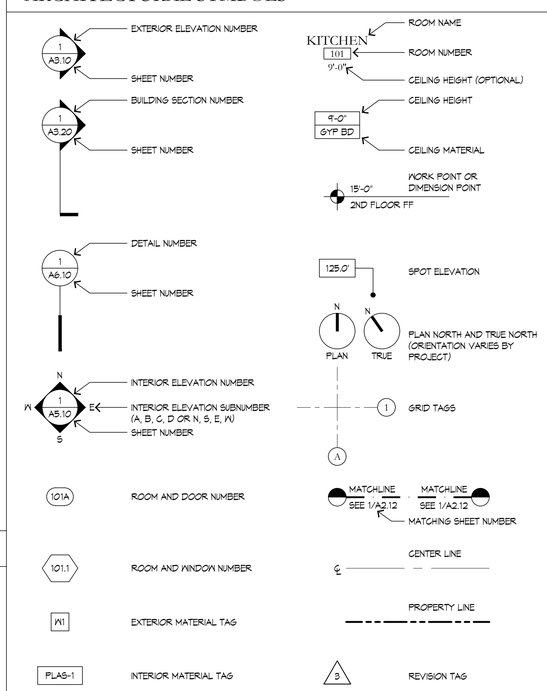
FLOOR AREA RATIO (53% PER SMC ZONING 6300.2.5)	EXISTING	PROPOSED
	N/A	4,903 ÷ 10,000 = 49.03%

LOT COVERAGE (35% PER SMC ZONING 6300.2.4)	EXISTING	PROPOSED
	N/A	3,011 ÷ 10,000 = 30.11%

FOR DETAILED LOT COVERAGE SEE - A0.02

PARKING	EXISTING	PROPOSED
	N/A	2 SPACES

ARCHITECTURAL SYMBOLS



SHEET INDEX

GENERAL
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A0.02 PROJECT AREAS
A0.03 MATERIAL BOARD

SURVEY
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CIVIL
C1 GRADING AND DRAINAGE PLAN
C2 UTILITY PLAN
C3 EROSION CONTROL PLAN
C4 DETAIL SHEET
C5 DETAIL SHEET
C6 MWSD WATER STANDARD DETAILS
C7 MWSD SANITARY SEWER STANDARD DETAILS
C8 CONSTRUCTION BMPS

LANDSCAPE
L1 PROPOSED PLANTING AND SITE LIGHTING
L2 PLANTING IMAGES

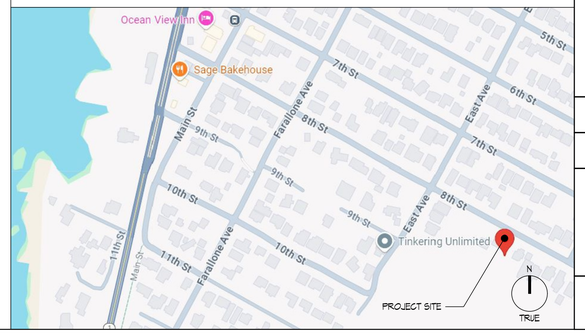
ARCHITECTURAL
A1.01 PROPOSED SITE PLAN

A2.10 PROPOSED LOWER LEVEL FLOOR PLAN
A2.11 PROPOSED ENTRY LEVEL FLOOR PLAN
A2.12 PROPOSED UPPER LEVEL FLOOR PLAN
A2.13 PROPOSED ROOF PLAN

A3.10 EXTERIOR ELEVATIONS
A3.11 EXTERIOR ELEVATIONS
A3.15 BUILDING SECTIONS
A3.16 BUILDING SECTIONS

A8.00 DETAILS 2

VICINITY MAP



JONAS HERNANDEZ
810 POTRERO AVE
SAN FRANCISCO, CA 94110
415.290.6469
convergence.dg@gmail.com

SIAMAK AKHAVAN
PO BOX 411161
SAN FRANCISCO, CA 94141
415.378.4771
siamakakhavan@mac.com

OWNER DESIGNER

ISSUE	DESCRIPTION	DATE	ISSUED TO
1	DESIGN REVIEW	09/18/2025	SMC
△	DESIGN REVIEW REVISION	06/08/2026	SMC

NORTH

NAME: 450 8TH ST
Private Residence

ADDRESS: 450 8TH ST.
MONTARA, CA.
94037

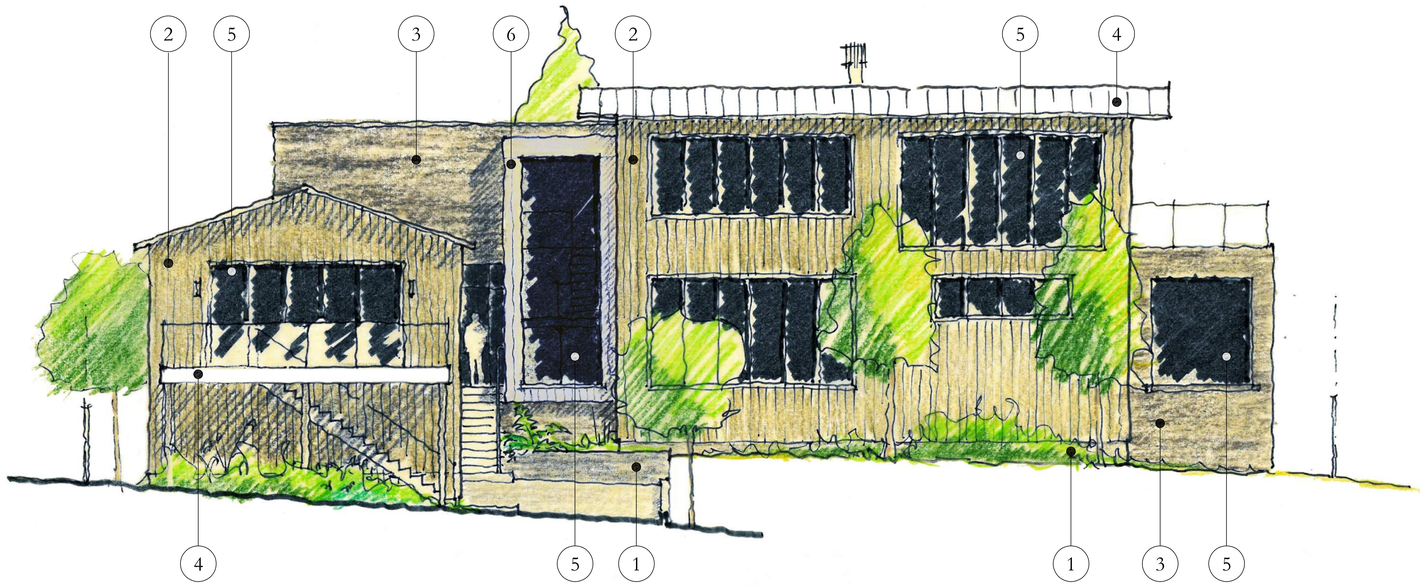
APN 036-095-190

DATE: APRIL 30 2026

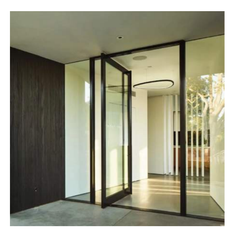
SCALE: NTS

SHEET: PROJECT INFORMATION

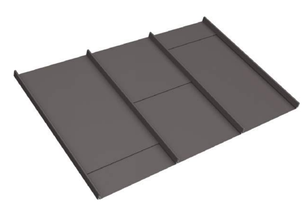
A0.01



6. LIMESTONE TILE



5. GLASS AND METAL



4. METAL

3. BASALT TILE

2. COMPOSITE PANEL

1. FORMED CONCRETE

1 PROPOSED EXTERIOR MATERIALS

SCALE: NTS

DESIGNER
JONAS HERNANDEZ
810 POTRERO AVE.
SAN FRANCISCO, CA 94110
415.290.6469
convergence.dg@gmail.com

OWNER
SIAMAK AKHAVAN
PO BOX 411161
SAN FRANCISCO, CA 94141
415.378.4771
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NORTH

ISSUED TO	DATE	DESCRIPTION	ISSUE
SMC	09/18/2025	DESIGN REVIEW	1

NAME
450
8TH ST
Private Residence

ADDRESS
450 8TH ST.
MONTARA, CA.
94037

APN 036-095-190

DATE
SEPTEMBER 18 2025

SCALE
NTS

SHEET
MATERIAL BOARD

A0.03

0' 8' 16' 24'

SCALE: 1 INCH = 8 FEET

BASIS OF BEARINGS

BEARINGS SHOWN HEREON TAKEN FROM THE RECORD OF SURVEY WHICH WAS FILED FOR RECORD IN VOLUME 30 OF LLS MAPS PAGES 34-35 ON DECEMBER 7, 2007, SAN MATEO COUNTY RECORDS.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON NGVD 1929 ("MEAN SEA LEVEL") DATUM. SITE BENCHMARK IS THE MAG SPIKE WITH STAINLESS STEEL WASHER WITH AN ELEVATION OF 237.89 FEET.

SITE BENCHMARK IS THE MAGSPIKE WITH STAINLESS STEEL WASHER WITH AN ELEVATION OF 246.32 FEET.

NOTES:

BGT RELIED UPON A CHICAGO TITLE COMPANY TITLE REPORT, NO. FWTO-3472401169, AS TITLE REFERENCE. NO EASEMENTS WERE REFERENCED WITHIN SAID REPORT.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

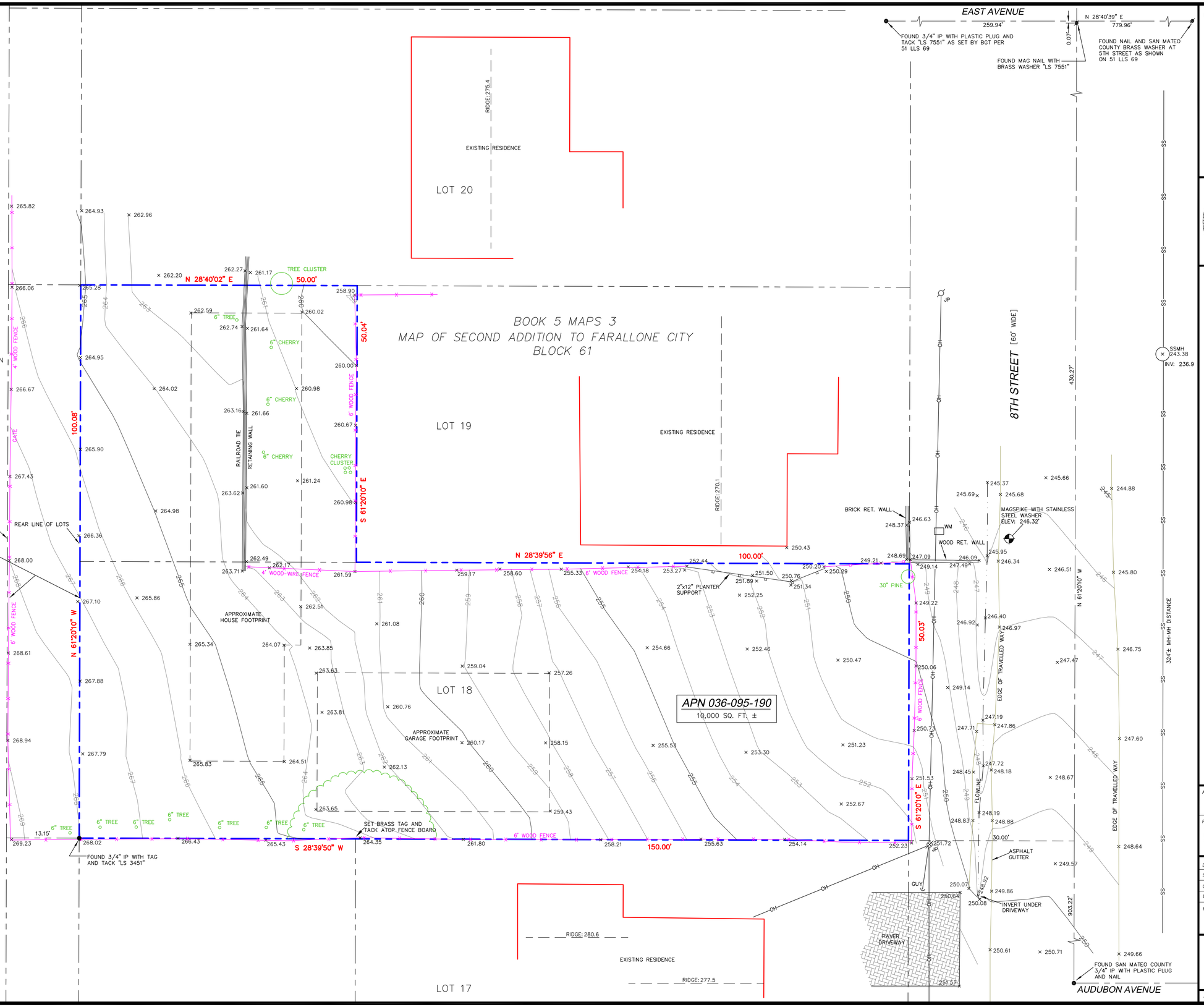
TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELDCREW.

SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtsurveying.com

DATE OF FIELD SURVEY: FEBRUARY 21, 2025
JOB NUMBER: 25-020

LEGEND

AC	ASPHALT CONCRETE
AD	AREA DRAIN
BW	BACK OF WALK
CB	CATCH BASIN
C/L	CENTERLINE
CMP	CORRUGATED METAL PIPE
CI	CAST IRON PIPE
CO	CLEAN OUT BOX
CPP	CORRUGATED PLASTIC PIPE
CTV	CABLE TELEVISION VAULT
DI	DROP INLET
EM	ELECTRIC METER
EV	ELECTRIC VAULT
FF	FINISHED FLOOR
FL	FLOWLINE
FH	FIRE HYDRANT
GM	GAS METER
GRD	GROUND
GV	GAS VALVE
GUY	GUY ANCHOR
HCR	HANDICAP RAMP
HVE	HIGH-VOLT ELECTRIC
INV.	INVERT
IP	IRON PIPE
JP	JOIN POLE
LAT	LATERAL
LG	LIP OF GUTTER
MH	MH (TYPE UNKNOWN)
MON-MON	MONUMENT TO MONUMENT DISTANCE
PBV	PACBELL/SBC VAULT
PGE	PG&E VAULT
PIV	POST INDICATOR VALVE
PP	POWER POLE
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLV	STREET LIGHT VAULT
SSMH	SANITARY SEWER MANHOLE
SSV	SANITARY SEWER VAULT
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCHMARK
TS	TRAFFIC SIGNAL
TSB	TRAFFIC SIGNAL BOX
UNK	UNKNOWN TYPE
VCP	VITRIFIED CLAY PIPE
WBF	WATER BACK FLOW VALVE
WM	WATER METER BOX
WV	WATER VALVE
-E-	ELECTRICAL LINE
-G-	GAS LINE
-OH-	OVERHEAD LINE
-SD-	STORM DRAIN LINE
-SS-	SANITARY SEWER LINE
-W-	WATER LINE



BGT LAND SURVEYING
871 Woodside Way - San Mateo, CA 94401
Main (650) 212-1030 bgtinfo@bgtsurveying.com

LICENSED LAND SURVEYOR BRYAN G. TAYLOR NO. 7551 STATE OF CALIFORNIA

BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 18, PORTION OF LOT 19, BLOCK 61, "MAP OF SECOND ADDITION TO FARALLONE CITY" (BOOK 5 MAPS 3)

450 8TH STREET

MONTARA, COUNTY OF SAN MATEO, CALIFORNIA

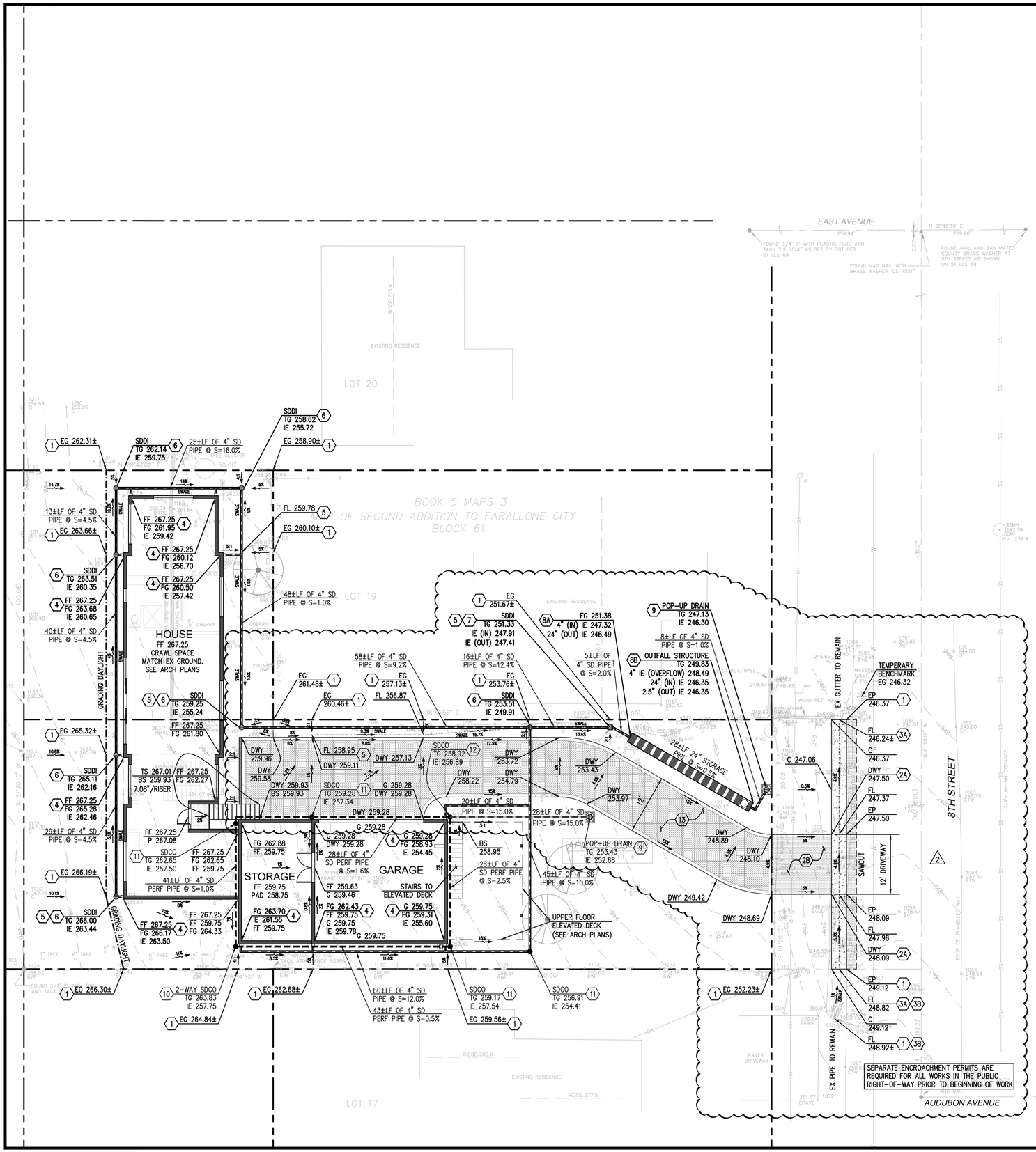
Assessor Parcel Number: 036-095-190

Prepared For: SIAMAK AKHAVEN
PO BOX 4111161
SAN FRANCISCO, CA 94141

Date:	FEB. 2025
Scale:	1" = 8'
Contour Interval:	1'
Drawn by:	BGT
Revisions:	

SU-1

Job No. 25-020



GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS:		
AREA TYPE	EXISTING (SF)	PROPOSED (SF)
ONSITE LOT AREA	10,007	10,007
OFFSITE IMPROVEMENT AREA	187	187
TOTAL LAND DISTURBANCE		8,000
ON-SITE		
HOUSE (ROOF) *	0	3,153 *
PATIO/HARDSCAPE	0	11
ON-SITE IMPERVIOUS AREA	0	3,164
NET IMPERVIOUS AREA INCREASED:		3,164
GRASSCRETE (PERVIOUS) DWY	0	1,483
ELEVATED DECK	0	353
PERVIOUS AREA	10,007	5,007
TOTAL PERVIOUS AREA	10,007	6,843
OFF-SITE		
IMPERVIOUS AREA	12	187
PERVIOUS AREA	175	0
TOTAL ON-SITE & OFFSITE IMPERVIOUS AREA (1)		3,351

1. BELOW 10,000 SF FOR RESIDENTIAL PROJECT THRESHOLD

EARTHWORK VOLUME:

(INCLUDES BUILDING PAD)

EARTHWORK QUANTITIES:	VOLUME (CUBIC YARD)
FILL	50
CUT	176
TOTAL EARTHWORK	126 (HAUL OFF)
TOTAL EARTHWORK ACTIVITY	226 CY < 250 CY

CONTRACTOR SHALL ESTIMATE THEIR EARTHWORK QUANTITIES WHEN BIDDING ON THIS PROJECT

GENERAL NOTES:

1. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
2. CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
3. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
5. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
7. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
8. UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINETS & CONCRETE BASSES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10' OF EXISTING WATER MAINS/SERVICES OR METERS. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
9. CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS OF UTILITIES SERVICES TO NEW BUILDING. COORDINATE WITH LOCAL UTILITIES COMPANIES FOR SERVICE CONNECTIONS.
10. STORM DRAIN PIPE BEDDING & TRENCH BACKFILL SHALL BE INSTALLED PER DETAIL **#1/C4**
11. THE PROPERTY OWNER SHALL COMPLY TO THE OWNER CONSENT FORM FOR STORMWATER MAINTENANCE

LEGEND

- = PROPERTY LINE
- = STREET CENTER LINE
- = EX. ROLLED CURB
- + 50.0 = EX. SPOT ELEVATION
- 1% = FLOW DIRECTION
- = GRADE BREAK
- = FLOW LINE
- = OUTFALL STRUCTURE
- = AREA DRAIN INLET
- = BUBBLE UP DRAIN
- = STORM DRAIN PIPE
- = 4"PERFORATED PIPE
- = STORM DRAIN CLEANOUT

ABBREVIATIONS:

APN	= ASSESSOR PARCEL NUMBER	FL	= FLOWLINE	N	= NEW
BS	= BOTTOM OF STEP	G	= GARAGE	P	= PATIO
BOW	= BACK OF WALK	IE	= INVERT ELEVATION	S	= SLOPE
BW	= BOTTOM OF WALL	R/W	= RIGHT OF WAY	SD	= STORM DRAIN
C	= CONCRETE	S	= SLOPE	TC	= TOP OF CURB
DK	= ELEVATED DECK	SD	= STORM DRAIN	TG	= TOP OF GRATE
EG	= EXISTING GRADE	L	= LAWN	TS	= TOP OF STEP
EX	= EXISTING	LF	= LINEAL FEET	TW	= TOP OF WALL
FF	= FINISHED FLOOR	L.O.W.	= LIMIT OF WORK	TYP	= TYPICAL
FG	= FINISHED GRADE				

GRADING NOTES

1. MATCH EXISTING ELEVATION. GRADING LIMIT IS TO PROPERTY LINE. NO GRADING ALLOWED ON ADJACENT PROPERTIES.
2A. BEGIN/END NEW DRIVEWAY; MATCH EXISTING PAVEMENT ELEVATION
2B. ASPHALT PAVEMENT SECTION IN THE PUBLIC RIGHT-OF-WAY; 2" MIN AC OVER 6" MIN CLASS II AB COMPACTED TO 95%
3A. BEGIN/END 3' WIDE CONCRETE GUTTER **PER COUNTY OF SAN MATEO DETAIL #D-5/C4** 2
3B. BEGIN/END NEW SWALE; SLOPE TO MATCH EXISTING SWALE FLOWLINE
4. RAINWATER LEADER WITH DRAIN INLET **PER DETAIL #1D/C4**
5. BEGIN/END SWALE **PER DETAIL #2B/C4**
6. LANDSCAPE INLET **PER DETAIL #3C/C4**
7. DRAIN INLET WITH SEDIMENT BASIN **PER DETAIL #13/C4**
8A. BEGIN STORM DRAIN STORAGE PIPE
8B. OUTFALL STRUCTURE AT LANDSCAPE AREA **PER DETAIL #8B/C4**
9. BUBBLE UP DRAIN **PER DETAIL #4B/C4**. DRAINAGE DESIGN WILL NEED TO COMPLY WITH DRAINAGE MANUAL AND DESIGN STORM FROM DETENTION SYSTEM TO DRAIN WITHIN 72 HOURS.
10. INSTALL STORM DRAIN CLEANOUT **PER DETAIL #10/C4**; BEGIN 4" PERFORATED PIPE AT BUILDING FOUNDATION FOOTING; SEE STRUCTURAL PLANS FOR EXACT PLACEMENT
11. STORM DRAIN CLEANOUT **PER DETAIL #10/C4**
12. END 4" PERFORATED PIPE; BEGIN 4" STORM DRAIN PIPE TO POP UP DRAIN
13. GRASSCRETE PERVIOUS DRIVEWAY PER ARCH PLANS

STORMWATER MANAGEMENT CONSTRUCTION APPROVAL FORM (CAF)

CONTRACTOR SHALL COORDINATE WITH PROJECT CIVIL ENGINEER RELATED TO STORMWATER MANAGEMENT CONSTRUCTION WORK PERIODICALLY AS NEEDED. ALL CONSTRUCTION OBSERVATION LETTER(S) SHALL BE SUBMITTED TO THE COUNTY AND APPROVAL OF CAF IS REQUIRED BEFORE FINAL INSPECTION SIGN OFF.

REV.	DATE	DESCRIPTION
2	6/8/26	REVISION PER COUNTY COMMENTS

GRADING & DRAINAGE PLAN
SIAMAK AKHAVAN RESIDENCE
450 8TH ST
MONTARA, CA 94037

GREEN
CIVIL ENGINEERING,INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

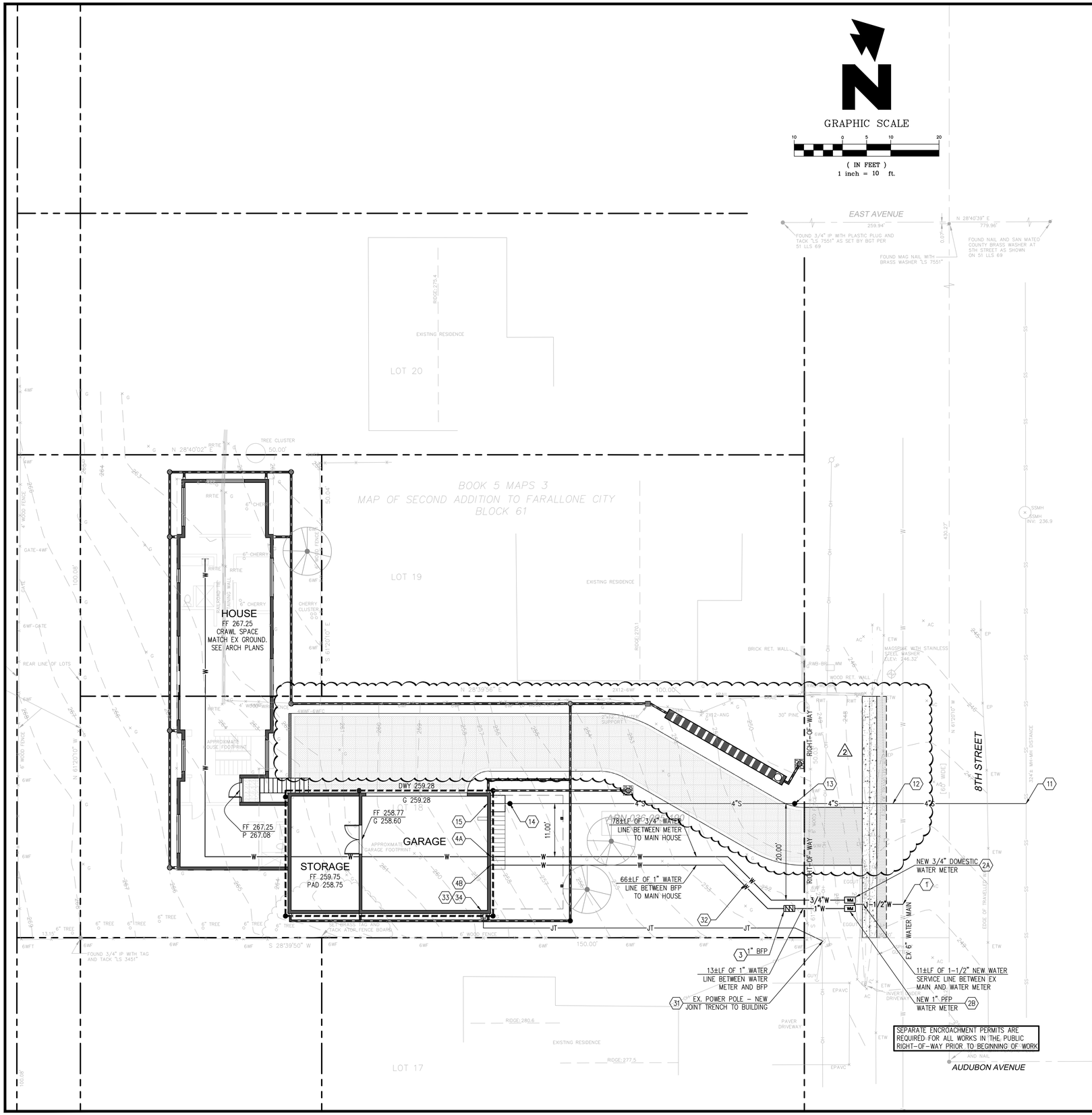
REGISTERED PROFESSIONAL ENGINEER
CHAN HANG HOWARD
No. 73568
Exp. 12/31/2026
CIVIL
STATE OF CALIFORNIA

SCALE

VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

DATE:	06/20/2025
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20250011

SHEET
C1
1 OF 8 SHEETS



UTILITY GENERAL NOTES:

1. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
2. CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
3. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
5. UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINETS & CONCRETE BASSES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10' OF EXISTING WATER MAINS/SERVICES OR METERS. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
6. UTILITY INSTALLATION SHALL BE IN ACCORDANCE TO **MONTARA WATER & SEWER DISTRICT** UTILITY STANDARD FOR WATER & WASTEWATER.
7. UTILITY PIPE BEDDING & TRENCH BACKFILL INSTALLED PER DETAILS AS SHOWN ON SHEETS C6 & C7
8. ALL SANITARY SEWER PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
10. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN EXISTING CONDITIONS.
11. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
12. A SEWER PERMIT MUST BE OBTAINED FROM PUBLIC WORKS DEPARTMENT PRIOR TO THE START OF ANY SEWER CONSTRUCTION WORK
13. UTILITY INSTALLATION IF ANY SHALL BE IN ACCORDANCE WITH **COUNTY OF SAN MATEO & MONTARA WATER & SEWER DISTRICT** STANDARDS
14. A SEWER LATERAL VIDEO REPORT AND CCTV DVD VIDEO SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT. DEPENDING ON THE RESULTS OF THE REPORT, THE PROPERTY OWNER MAY BE REQUIRED TO REPLACE OR REPAIR THE SEWER LATERAL AT HIS/HER OWN COST. AT A MINIMUM, A CLEANOUT SHALL BE INSTALLED AT THE BUILDING FOUNDATION AND AT THE PROPERTY LINE IF NONE ARE EXISTING. PUBLIC WORKS MUST APPROVE THIS REPORT PRIOR TO RECEIVING A BUILDING PERMIT FINAL.
15. PRIOR TO ANY UTILITY INSTALLATION, CONTRACTOR SHALL CONFIRM SIZE AND TYPE OF EXISTING UTILITIES. STOP WORK AND CONTACT THE PROJECT CIVIL ENGINEER IF DISCREPANCIES FOUND.
16. MINIMUM COVER FROM FINISHED SURFACE TO TOP OF PIPE SHALL BE 36 INCHES IN VEHICULAR TRAFFIC AREAS AND 24 INCHES IN NON TRAFFIC AREAS.

LEGEND

- E — PROPOSED ELECTRIC METER
- G — PROPOSED GAS METER
- PROPOSED SANITARY SEWER CLEANOUT WITH CHRISTY G5 VALVE BOX
- EXISTING WATER METER
- EXISTING GAS LINE
- EXISTING OVERHEAD LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATERLINE
- PROPOSED GAS LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED JOINT TRENCH
- = OUTFALL STRUCTURE
- = AREA DRAIN INLET
- = BUBBLE UP DRAIN
- = STORM DRAIN PIPE
- = 4"PERFORATED PIPE
- = STORM DRAIN CLEANOUT

ABBREVIATIONS:
EX = EXISTING
FF = FINISHED FLOOR
IE = INVERT ELEVATION
LF = LINEAL FOOT
N = NEW
S = SLOPE

UTILITY NOTES

1. NEW 1-1/2" WATER CONNECTION TO EXISTING WATER MAIN PER MWSD STANDARD DETAILS SD-01 & SD-23A DUAL PFP AND DOMESTIC SERVICE METER INSTALLATION (WITH BACKFLOW PREVENTION DEVICE) & STANDARD TRENCH DETAIL SD-18 AS SHOWN ON SHEET C6
2A. NEW 3/4" DOMESTIC WATER METER PER MWSD STANDARD DETAIL SD-23A DUAL PFP AND DOMESTIC SERVICE METER INSTALLATION AS SHOWN ON SHEET C6
2B. NEW 1" PRIVATE FIRE PROTECTION (PFP) WATER METER PER MWSD STANDARD DETAIL SD-23A DUAL PFP AND DOMESTIC SERVICE METER INSTALLATION AS SHOWN ON SHEET C6
3. 3/4" REDUCED PRESSURE BACKFLOW PREVENTOR PER MWSD STANDARD DETAIL SD-05 AS SHOWN ON SHEET C6
4A. 3/4" DOMESTIC WATER SERVICE ENTRY. SEE ARCH. PLANS FOR EXACT LOCATION
4B. 1" PRIVATE FIRE PROTECTION (PFP) SERVICE ENTRY. SEE ARCH. PLANS FOR EXACT LOCATION
11. SEWER LATERAL CONNECTION TO EXISTING SEWER MAIN PER MWSD STANDARD DETAIL SD-5 AS SHOWN ON SHEET C7. MATCH EXISTING INVERT ELVATION
12. PROVIDE NEW 4"ø SANITARY SEWER LATERAL TO NEW BUILDING AT MINIMUM 2% SLOPE PER MWSD STANDARD DETAIL SD-5 TYPICAL SIDE SEWER DETAILS & SD-4.0 TYPICAL TRENCH SECTION AS SHOWN ON SHEET C7
13. STANDARD CLEANOUT PER MWSD STANDARD SD-6 AS SHOWN ON SHEET C7
14. TYPE A BACKWATER PREVENTION DEVICE PER MWSD STANDARD SD-6 AS SHOWN ON SHEET C7
15. SANITARY SEWER SERVICE ENTRY. SEE ARCH PLANS FOR EXACT LOCATION. PROVIDE 2% MINIMUM SLOPE.
31. CONNECTION TO EXISTING UTILITY POLE. CONTRACTOR SHALL VERIFY WITH PG&E PRIOR TO ANY CONSTRUCTION.
32. JOINT TRENCH TO NEW BUILDING
33. ELECTRICAL METER. SEE ARCH PLANS FOR EXACT LOCATION.
34. ELECTRIC, TELEPHONE & CABLE SERVICE ENTRY. SEE ARCH. PLANS FOR EXACT LOCATION

REV.	DATE	DESCRIPTION
2	6/8/26	REVISION PER COUNTY COMMENTS

UTILITY PLAN
SIAMAK AKHAVAN RESIDENCE
450 8TH ST
MONTARA, CA 94037

GREEN
CIVIL ENGINEERING,INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER
CHIN HANG WONG
NO. 73568
Exp. 12/31/2026
CIVIL
STATE OF CALIFORNIA

SCALE
VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

DATE:	06/20/2025
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20250011

SHEET
C2
2 OF 8 SHEETS

LEGEND

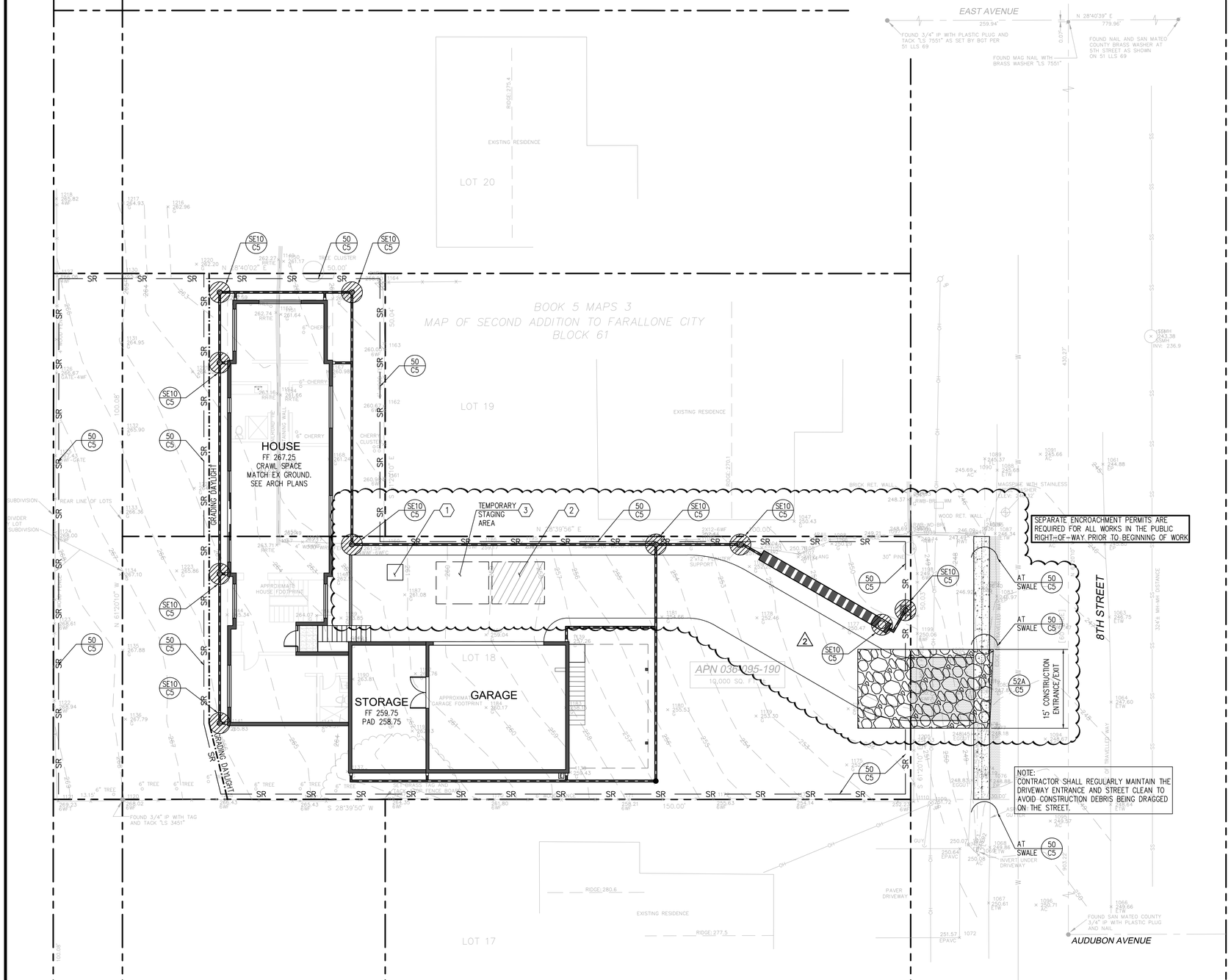
FLOW DIRECTION	
SR — STRAW ROLL	50 / C5
CONSTRUCTION ENTRANCE	52A / C5
INLET PROTECTION	SE-10 / C5
TREE PROTECTION	53 / C5

ABBREVIATIONS:
E = EXISTING
SR = STRAW ROLL

EROSION CONTROL NOTES

1. TEMPORARY SANITARY FACILITY. COLOR TO BE BROWN OR GREEN. CONTRACTOR SHALL LOCATE PORTABLE TOILETS AWAY FROM SURFACE
2. CONCRETE WASHOUT AREA PER CALTRANS CONCRETE WASTE MANAGEMENT DETAIL WM-8. NO CONCRETE, MORTAR OR STUCCO WASHOUT IS ALLOWED ON THE SOIL/GROUND.
3. TEMPORARY STAGING AREA. CONTRACTOR SHALL PROTECT ALL STOCKPILES FROM STORMWATER RUN-ON USING TEMPORARY PERIMETER SEDIMENT BARRIER SUCH AS FIBER ROLL.

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 inch = 10 ft.



EROSION AND SEDIMENT CONTROL NOTES AND MEASURES:

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON, WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER.
3. IF HYDROSEEDING IS NOT USED, THEN OTHER METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF: 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. CONTACT TOWN OF PORTOLA VALLEY FOR APPROVED SEED MIX. UTILIZE EROSION FABRIC ON DISTURBED SLOPES GREATER THAN 2:1.
4. DURING WINTER MONTHS, ALL DISTURBED SLOPES GREATER THAN 2:1 SHALL HAVE MANDATORY EROSION CONTROL FABRIC.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FORM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.
7. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS OF FUTURE CONSTRUCTION.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
9. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATELY REMEDY SHALL OCCUR.
10. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
11. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
12. DEMOLITION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
13. CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
14. WITH THE APPROVAL OF THE CITY INSPECTOR, EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.
15. PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH MOVING ACTIVITIES AND CONSTRUCTION.
16. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR ROUND. STABILIZE ALL DENUDED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
17. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
18. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
19. USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) PERMIT(S) AS NECESSARY.
20. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WAS WATER IS CONTAINED AND TREATED.
21. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
22. LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINT.
23. AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
24. TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
25. THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE ETC., SHALL NOT BE ENLARGED OR "RUN OVER."
26. CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON."
27. DUST CONTROL IS REQUIRED YEAR-ROUND.
28. EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
29. PLACEMENT OF EROSION MATERIALS IS REQUIRED ON WEEKENDS DURING THE WET SEASON AND DURING RAIN EVENTS.
30. USE OF PLASTIC SHEETING BETWEEN OCTOBER 1ST AND APRIL 30TH IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.
31. THE TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING, EXCAVATING OR GRUBBING IS STARTED.

MAINTENANCE NOTES:

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   - A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
   - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE FOOT.
   - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   - F. RILLS AND GULLIES MUST BE REPAIRED.

REV.	DATE	DESCRIPTION
1	6/8/26	REVISION PER COUNTY COMMENTS

EROSION CONTROL PLAN
SIAMAK AKHAVAN RESIDENCE
450 8TH ST
MONTARA, CA 94037

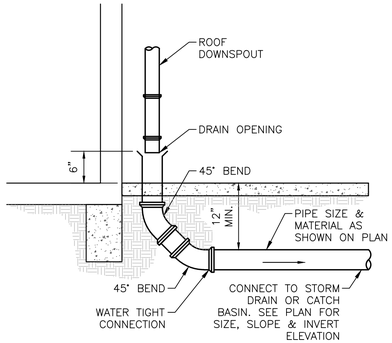
GREEN
CIVIL ENGINEERING,INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER
CHIN HANG HO NG
NO. 73968
Exp. 12/31/2026
CIVIL
STATE OF CALIFORNIA

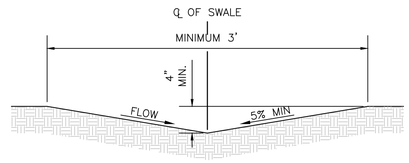
SCALE
VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

DATE:	06/20/2025
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20250011

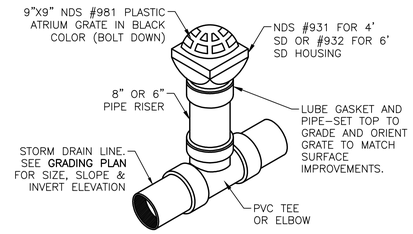
SHEET
C3
3 OF 8 SHEETS



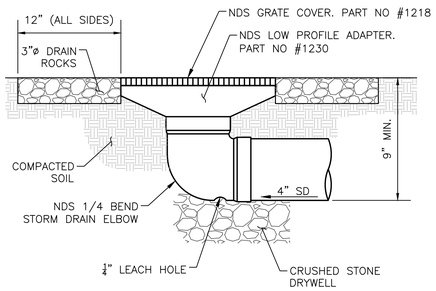
1D RAINWATER LEADER WITH DRAIN INLET N.T.S.



2B SWALE @ UNPAVED AREA N.T.S.

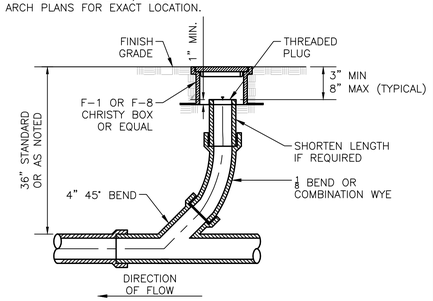


3C 9" ATRIUM GRATE LANDSCAPE AREA DRAIN N.T.S.

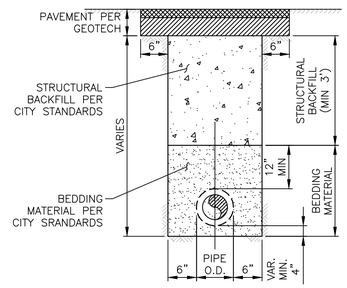


4B POP-UP DRAINAGE EMITTER N.T.S.

NOTES:
1. COVERS SHALL BE C.I. FOR DRIVES, OTHERWISE CONCRETE FOR NON-TRAFFIC USE.
2. FOR SUBDRAIN SYSTEM, REFER TO ARCH PLANS FOR EXACT LOCATION.

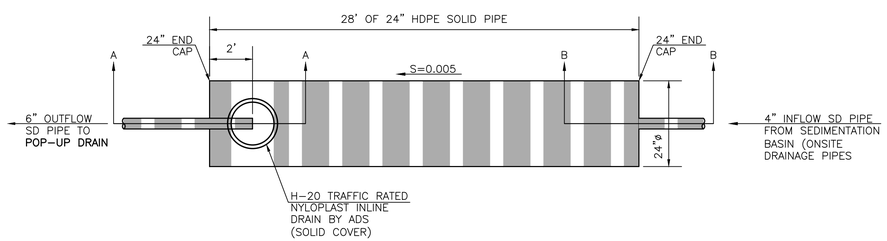


10 CLEANOUT N.T.S.

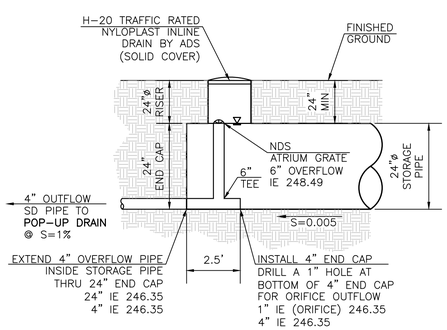


NOTE: BEDDING & STRUCTURAL MATERIALS PER GEOTECH RECOMMENDATIONS

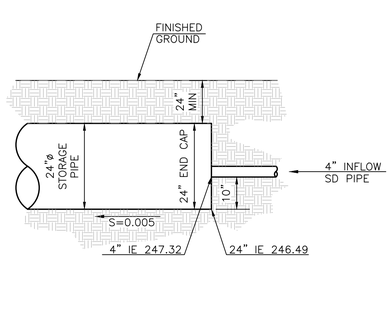
11 TRENCH DETAIL N.T.S.



PLAN VIEW



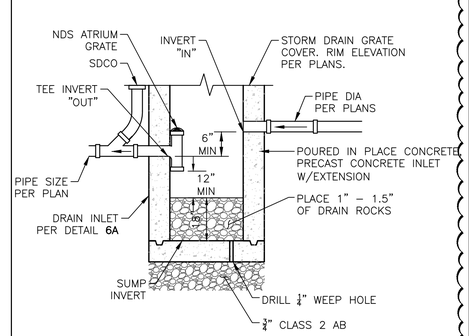
SECTION A-A



SECTION B-B

NOTE: PROVIDE MIN. 24" PIPE COVER

8B UNDERGROUND DETENTION PIPES LAYOUT N.T.S.

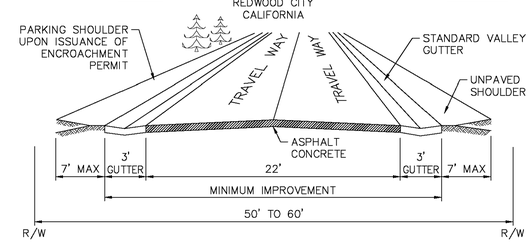


13 DRAIN INLET/SEDIMENTATION BASIN N.T.S.

COUNTY OF SAN MATEO DEPARTMENT OF PUBLIC WORKS
REDWOOD CITY CALIFORNIA

DRAWN BY: A.Z.
CHECKED BY: K.L.
APPROVED BY: A.M.S.

SCALE: NONE
DATE: 2-2022
REVISED: 2-2022



* PROPERTY OWNERS WILL ONLY BE ISSUED ENCROACHMENT PERMITS FOR PARKING WITHIN THE R/W IN FRONT OF THEIR OWN LOT.

NOTE; OTHER IMPROVEMENTS MAY EXIST THAT WERE CONSTRUCTED PRIOR TO ADOPTION OF SPECIFIC STANDARDS.

ACCEPTABLE PARKING SURFACE FOR PARKING SHOULDER UPON ISSUANCE OF ENCHROACHMENT PERMIT

MATERIAL \ SLOPE	0-2%	2-7%	7-14%	14%+
UNDISTURBED GROUND	YES*	NO	NO	NO
COMPACTED EARTH	YES*	NO	NO	NO
CEMENTED EARTH	YES	NO	NO	NO
COMPACTED GRAVEL SURFACE	YES	YES	NO	NO
COMPACTED GRAVEL & OIL	YES	YES	YES	NO
ASPHALT	YES	YES	YES	YES

MONTARA / MOSS BEACH/SEAL COVE/ PRINCETON/MIRAMAR ROAD STANDARDS

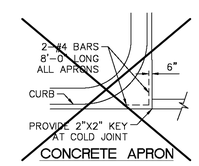
A-6B

ADOPTED: OCT. 1994

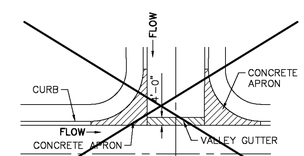
COUNTY OF SAN MATEO DEPARTMENT OF PUBLIC WORKS
REDWOOD CITY CALIFORNIA

DRAWN BY: A.Z.
CHECKED BY: K.L.
APPROVED BY: A.M.S.

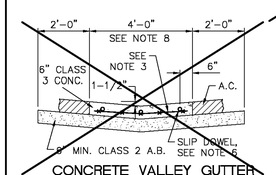
SCALE: NONE
DATE: 2-2022
REVISED: 2-2022



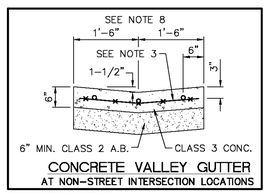
CONCRETE APRON



VALLEY GUTTER INTERSECTION PLAN



CONCRETE VALLEY GUTTER AT STREET INTERSECTION



CONCRETE VALLEY GUTTER AT NON-STREET INTERSECTION LOCATIONS

ONLY THIS DETAIL APPLICABLE TO THIS PROJECT

NOTES:

1. OMIT GUTTER AROUND RETURN. SLOPE ALL PARTS OF APRON FROM CURB TO NEAREST FLOW LINE WITHIN LIMITS OF VALLEY GUTTER.
2. APRON TO BE 8" MIN. THICK CLASS 3 P.C.C. OVER MIN. 6" COMPACTED CLASS 2 A.B.
3. REINFORCEMENT SHALL CONSIST OF 6"X6"-#10/#10 WELDED WIRE FABRIC.
4. APRONS SHALL BE POURED MONOLITHIC WITH ADJACENT CURB AND GUTTER.
5. CONCRETE VALLEY GUTTER AND APRONS SHALL BE INSTALLED PRIOR TO PAVING.
6. PLACE 1/2" DIAMETER X 18" LONG SLIP DOWELS, AT EXPANSION JOINTS, AS SHOWN.
7. PLACE 1/4" THICK EXPANSION JOINTS FULL WIDTH 20' ON CENTER. DEEP SCORE AT 10' INTERVALS BETWEEN EXPANSION JOINTS.
8. WIDTH OF VALLEY GUTTER SHALL BE AS DETERMINED BY DPW.

VALLEY GUTTER DETAILS

D-5

2

REV.	DATE	DESCRIPTION
2	6/9/26	REVISION PER COUNTY COMMENTS

DETAIL SHEET
SIAMAK AKHAVAN RESIDENCE
450 8TH ST
MONTARA, CA 94037

GREEN
CIVIL ENGINEERING,INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

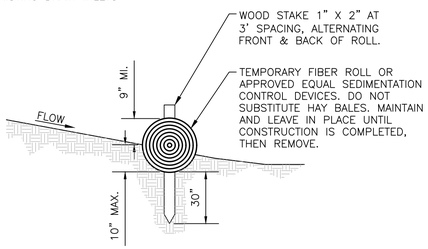
REGISTERED PROFESSIONAL ENGINEER CHAN HANG HCHO NO. 73568 Exp. 12/31/2026 CIVIL STATE OF CALIFORNIA

SCALE
VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

DATE:	06/20/2025
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20250011

SHEET
C4
4 OF 8 SHEETS

NOTE:
FIBER ROLLS SHALL BE PLACED IN LOCATIONS SHOWN ON PLAN AND UPSTREAM OF EXISTING DRAIN INLETS



50 STRAW ROLL N.T.S.

NOTES:

STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 1" TO 3" WASHED, WELL-GRADED GRAVEL OR CRUSHED ROCK.

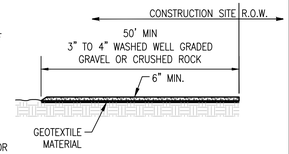
MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 6 INCHES (150 MM). LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 50 FEET.

WIDTH SHALL BE A MIN. OF 15 FT OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADII.

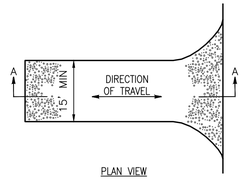
THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS SPECIFIED IN ABOVE NOTE.

ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY.

PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.



SECTION A–A

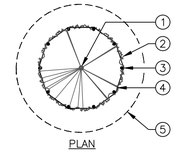


PLAN VIEW

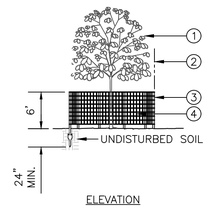
52A STABILIZED CONSTRUCTION ENTRANCE N.T.S.

LEGEND:

1. SEE ARBORIST REPORT FOR TREES TO BE PROTECTED FOR THIS DEMOLITION PROJECT.
2. TREE DRIP LINE.
3. STEEL T–POST. 6' O.C. MAX. DRIVE POST INTO UNDISTURBED SOIL, AVOIDING MAJOR ROOTS AS MUCH AS POSSIBLE.
4. CHAIN LINK FENCING, 6' TALL.
5. EXTEND FENCING 50% BEYOND DRIPLINE OF SIGNIFICANT MATURE SPECIMEN TREES WHERE POSSIBLE, UNLESS OTHERWISE SHOWN ON PLAN.



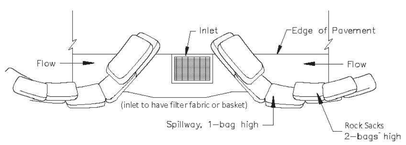
PLAN



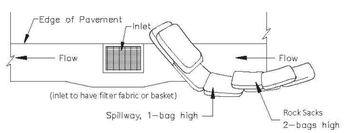
ELEVATION

53 TREE PROTECTION FENCING N.T.S.

Storm Drain Inlet Protection SE-10



TYPICAL PROTECTION FOR INLET ON SUMP



TYPICAL PROTECTION FOR INLET ON GRADE

NOTES:
1. Intended for short–term use.
2. Use to inhibit non–storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric.
6. Protection can be effective even if it is not immediately adjacent to the inlet provided that the inlet is protected from potential sources of pollution.

REV.	DATE	DESCRIPTION

DETAIL SHEET
SIAMAK AKHAVAN RESIDENCE
450 8TH ST
MONTARA, CA 94037

GREEN
CIVIL ENGINEERING,INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
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CHIN HANG NGAO
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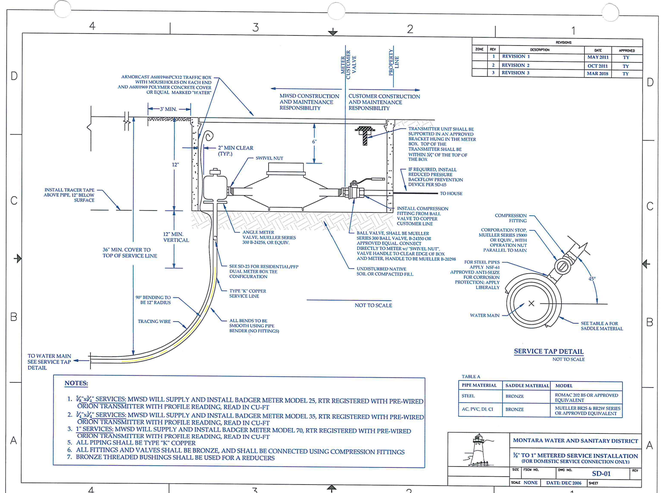
SHEET
C5
5 OF 8 SHEETS



ZONE	REV	DESCRIPTION	DATE	APPROVED
	1	REVISION 1	MAY 2011	TY
	2	REVISION 2	OCT 2011	TY
	3	REVISION 3	MAR 2018	TY

SERVICE TAP DETAIL

NOT TO SCALE

TABLE A

PIPE MATERIAL	SADDLE MATERIAL	MODEL
STEEL	BRONZE	ROMAC 202 B1-OR APPROVED EQUIVALENT
AC, PVC, DI, CI	BRONZE	MUELLER H125 & H139V SERIES OR APPROVED EQUIVALENT

NOTES:

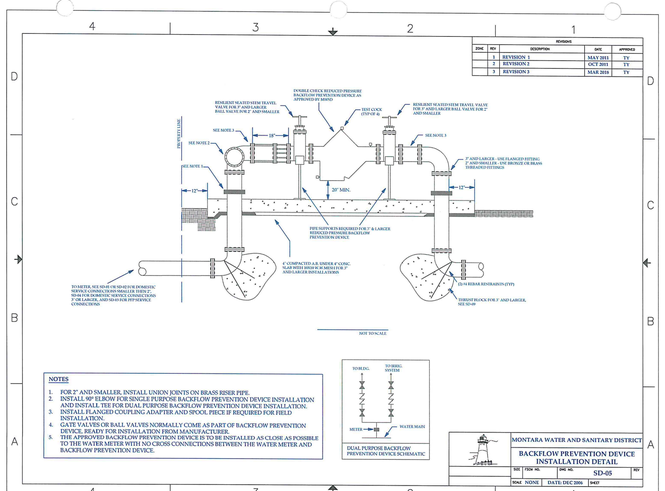
1. 3/4"&2" SERVICES: MWSD WILL SUPPLY AND INSTALL BADGER METER MODEL 25, RTR REGISTERED WITH PRE-WIRED ORION TRANSMITTER WITH PROFILE READING. READ IN CU-FT
2. 1"/1½" SERVICES: MWSD WILL SUPPLY AND INSTALL BADGER METER MODEL 35, RTR REGISTERED WITH PRE-WIRED ORION TRANSMITTER WITH PROFILE READING. READ IN CU-FT
3. 1" SERVICES: MWSD WILL SUPPLY AND INSTALL BADGER METER MODEL 70, RTR REGISTERED WITH PRE-WIRED ORION TRANSMITTER WITH PROFILE READING. READ IN CU-FT
4. ALL FITTINGS AND VALVES SHALL BE BRONZE, AND SHALL BE CONNECTED USING COMPRESSION FITTINGS
5. ALL PIPING SHALL BE TYPE "K" COPPER
6. ALL FITTINGS AND VALVES SHALL BE BRONZE, AND SHALL BE CONNECTED USING COMPRESSION FITTINGS
7. BRONZE THREADED BUSHINGS SHALL BE USED FOR A REDUCERS

MONTARA WATER AND SANITARY DISTRICT

3/4" TO 1" METERED SERVICE INSTALLATION (FOR DOMESTIC SERVICE CONNECTION ONLY)

SIZE: 3/4"–1" | FROM NO.: | DWG NO.: SD-01 | REV:

SCALE: NONE | DATE: DEC 2006 | 9407



ZONE	REV	DESCRIPTION	DATE	APPROVED
	1	REVISION 1	MAY 2011	TY
	2	REVISION 2	OCT 2011	TY
	3	REVISION 3	MAR 2018	TY

NOTES:

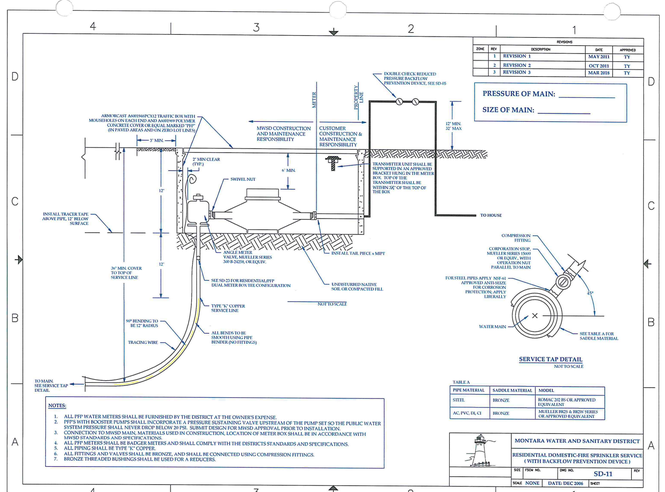
1. FOR 2" AND SMALLER, INSTALL UNION JOINTS ON BRASS RISER PIPE.
2. INSTALL 90° ELBOW FOR SINGLE PURPOSE BACKFLOW PREVENTION DEVICE INSTALLATION AND INSTALL TEE FOR DUAL PURPOSE BACKFLOW PREVENTION DEVICE INSTALLATION.
3. INSTALL FLANGED COUPLING ADAPTER AND SPOOL PIECE IF REQUIRED FOR FIELD ADJUSTMENT.
4. GATE VALVES OR BALL VALVES NORMALLY COME AS PART OF BACKFLOW PREVENTION DEVICE, READY FOR INSTALLATION FROM MANUFACTURER.
5. THE APPROVED BACKFLOW PREVENTION DEVICE IS TO BE INSTALLED AS CLOSE AS POSSIBLE TO THE WATER METER WITH NO CROSS CONNECTIONS BETWEEN THE WATER METER AND BACKFLOW PREVENTION DEVICE.

MONTARA WATER AND SANITARY DISTRICT

BACKFLOW PREVENTION DEVICE INSTALLATION DETAIL

SIZE: | FROM NO.: | DWG NO.: SD-05 | REV:

SCALE: NONE | DATE: DEC 2006 | 9407



ZONE	REV	DESCRIPTION	DATE	APPROVED
	1	REVISION 1	MAY 2011	TY
	2	REVISION 2	OCT 2011	TY
	3	REVISION 3	MAR 2018	TY

SERVICE TAP DETAIL

NOT TO SCALE

TABLE A

PIPE MATERIAL	SADDLE MATERIAL	MODEL
STEEL	BRONZE	ROMAC 202 B1-OR APPROVED EQUIVALENT
AC, PVC, DI, CI	BRONZE	MUELLER H125 & H139V SERIES OR APPROVED EQUIVALENT

NOTES:

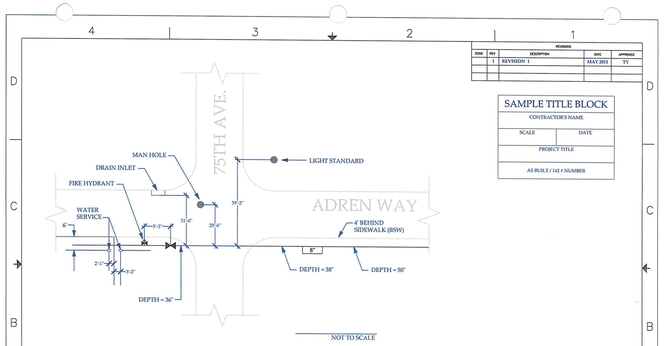
1. ALL PIP WATER METERS SHALL BE FURNISHED BY THE DISTRICT AT THE OWNER'S EXPENSE.
2. PIPPS WITH BOOSTER PUMPS SHALL INCORPORATE A PRESSURE SUSTAINING VALVE UPSTREAM OF THE PUMP SET SO THE PUBLIC WATER SYSTEM PRESSURE SHALL NEVER DROP BELOW 20 PSI. SUBMIT DESIGN FOR MWSD APPROVAL PRIOR TO INSTALLATION.
3. ALL PIPE, FITTINGS, VALVES AND FIXTURES USED IN CONSTRUCTION, LOCATION OF METER BOX SHALL BE IN ACCORDANCE WITH MWSD STANDARDS AND SPECIFICATIONS.
4. ALL PIP METERS SHALL BE BADGER METERS AND SHALL COMPLY WITH THE DISTRICTS STANDARDS AND SPECIFICATIONS.
5. ALL PIPE SHALL BE TYPE "K" COPPER.
6. ALL FITTINGS AND VALVES SHALL BE BRONZE, AND SHALL BE CONNECTED USING COMPRESSION FITTINGS.
7. BRONZE THREADED BUSHINGS SHALL BE USED FOR A REDUCERS.

MONTARA WATER AND SANITARY DISTRICT

RESIDENTIAL DOMESTIC/FIRE SPRINKLER SERVICE (WITH BACKFLOW PREVENTION DEVICE)

SIZE: | FROM NO.: | DWG NO.: SD-11 | REV:

SCALE: NONE | DATE: DEC 2006 | 9407



ZONE	REV	DESCRIPTION	DATE	APPROVED
	1	REVISION 1	MAY 2011	TY

SAMPLE TITLE BLOCK

CONTRACTOR'S NAME	
SCALE	DATE
PROJECT TITLE	
AS BUILT / 142 # NUMBER	

NOTES

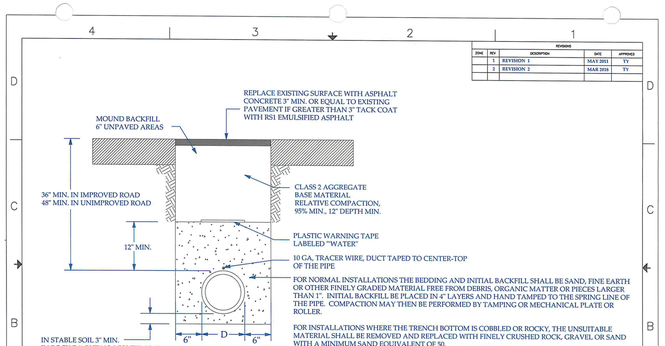
1. ALL MAIN VALVES TO HAVE A MINIMUM OF THREE MEASUREMENTS FROM PERMANENT FIXTURES.
2. ALL WATER SERVICES TO HAVE A MINIMUM OF TWO MEASUREMENTS FROM PROPERTY LINE AND BACK OF SIDEWALK.
3. ALL DRAWINGS ARE TO BE DONE ON VELLUM OR TRACING PAPER FOR REPRODUCTIONS.
4. DEPTHS OF COVER TO BE SHOWN WHEN LESS THAN 36" OR MORE AND AT GUTTER FLOW LINES WHEN CROSSED.
5. HYDRANT NUMBERS MUST BE INCLUDED ON ALL AS-BUILT DRAWINGS AS NUMBERED ON PROJECT SITE.
6. WATER MAIN ANGLE POINTS (FITTINGS) SHALL BE SHOWN, MEASURED AND LABELED (I.E., 45°, 22.5°, 11.25°).

MONTARA WATER AND SANITARY DISTRICT

SAMPLE AS-BUILT

SIZE: | FROM NO.: | DWG NO.: SD-17 | REV:

SCALE: NONE | DATE: DEC 2006 | 9407



ZONE	REV	DESCRIPTION	DATE	APPROVED
	1	REVISION 1	MAY 2011	TY
	2	REVISION 2	MAR 2018	TY

FOR NORMAL INSTALLATIONS THE BEDDING AND INITIAL BACKFILL SHALL BE SAND, FINE EARTH OR OTHER FINELY GRADED MATERIAL FREE FROM DEBRIS, ORGANIC MATTER OR PIECES LARGER THAN 1". INITIAL BACKFILL BE PLACED IN 4" LAYERS AND HAND TAMPED TO THE SPRING LINE OF THE PIPE. COMPACTION MAY THEN BE PERFORMED BY TAMPING OR MECHANICAL PLATE OR ROLLER.

FOR INSTALLATIONS WHERE THE TRENCH BOTTOM IS COBBLED OR ROCKY, THE UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH FINELY CRUSHED ROCK, GRAVEL OR SAND WITH A MINIMUM SAND EQUIVALENT OF 50.

THE INITIAL BACKFILL AND BEDDING MATERIAL SHALL BE GRADUATED SO THAT 100% WILL PASS THE ½ INCH SIEVE AND NOT MORE THAN 15% WILL PASS THE NUMBER 8 SIEVE.

NOTES:

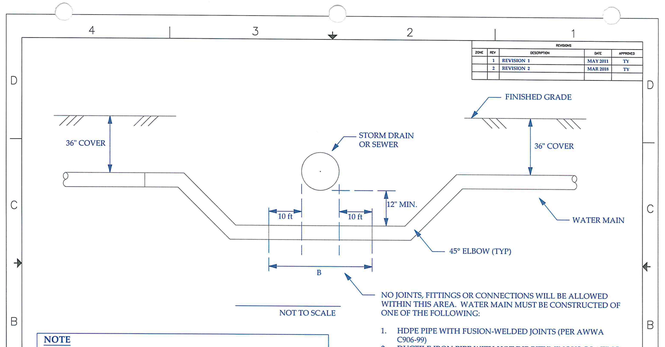
1. ANY OVEREXCAVATION SHALL BE BACKFILLED WITH APPROVED BEDDING MATERIAL.
2. ALL OF THE WORK SHALL MEET SAN MATEO COUNTY AND MWSD REQUIREMENTS.
3. ALL OF THE WORK SHALL BE DONE ACCORDING TO CALIFORNIA OSHA REQUIREMENTS.
4. ALL SPOILS SHALL BE DISPOSED OF IN ACCORDANCE WITH SECTION D.iii(C).

MONTARA WATER AND SANITARY DISTRICT

STANDARD TRENCH DETAIL

SIZE: | FROM NO.: | DWG NO.: SD-18 | REV:

SCALE: NONE | DATE: DEC 2006 | 9407



ZONE	REV	DESCRIPTION	DATE	APPROVED
	1	REVISION 1	MAY 2011	TY
	2	REVISION 2	MAR 2018	TY

NO JOINTS, FITTINGS OR CONNECTIONS WILL BE ALLOWED WITHIN THIS AREA. WATER MAIN MUST BE CONSTRUCTED OF ONE OF THE FOLLOWING:

1. HDPE PIPE WITH FUSION-WELDED JOINTS (PER AWWA C906-99)
2. DUCTILE IRON PIPE WITH HOT DIP BITUMINOUS COATING
3. DIPPED AND WRAPPED ONE-FOURTH-INCH-THICK WELDED STEEL PIPE
4. CLASS 200 PRESSURE RATED PVC WATER PIPE (DR 14 PER AWWA C900-97)
5. REINFORCED CONCRETE PRESSURE PIPE, STEEL CYLINDER TYPE, PER AWWA (C300-97 OR C301-99 OR C303-95)

NOTE

AT CONTRACTORS DISCRETION THE WATER MAIN TRENCH CAN BE EXCAVATED ON A SLOPE TO INSTALL WATER MAIN INSTEAD OF USING FITTINGS. THE 12" MINIMUM SEPARATION AND "B" MEASUREMENT MUST BE MAINTAINED IN EITHER METHOD OF INSTALLATION.

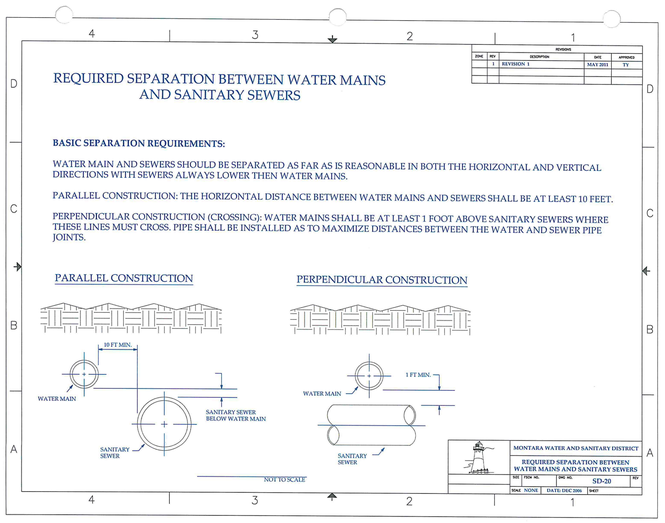
REFERENCE:
DEPT. OF HEALTH SERVICES "WATER MAIN SEPARATION" 2015. SECTION 64572, TITLE 22, CALIFORNIA ADMINISTRATIVE CODE.

MONTARA WATER AND SANITARY DISTRICT

WATER MAIN INSTALLATION UNDER STORM DRAIN AND SEWER

SIZE: | FROM NO.: | DWG NO.: SD-19 | REV:

SCALE: NONE | DATE: DEC 2006 | 9407



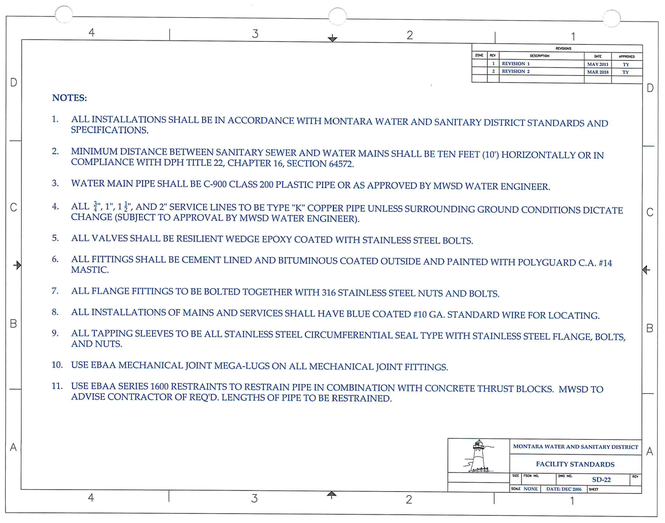
ZONE	REV	DESCRIPTION	DATE	APPROVED
	1	REVISION 1	MAY 2011	TY

MONTARA WATER AND SANITARY DISTRICT

REQUIRED SEPARATION BETWEEN WATER MAINS AND SANITARY SEWERS

SIZE: | FROM NO.: | DWG NO.: SD-20 | REV:

SCALE: NONE | DATE: DEC 2006 | 9407



ZONE	REV	DESCRIPTION	DATE	APPROVED
	1	REVISION 1	MAY 2011	TY
	2	REVISION 2	MAR 2018	TY

NOTES:

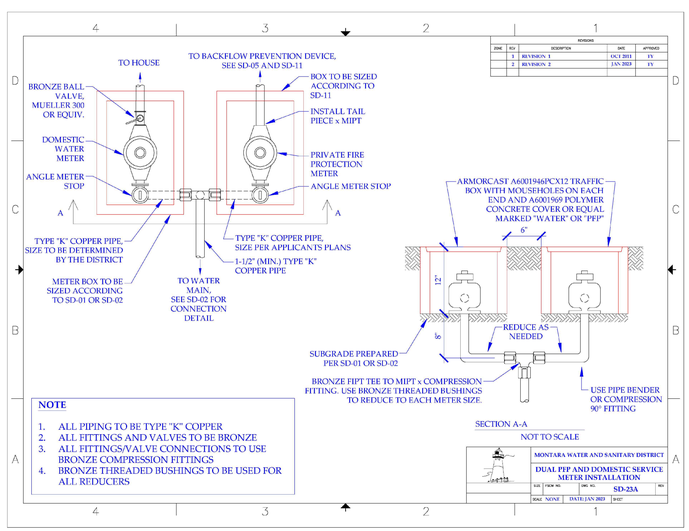
1. ALL INSTALLATIONS SHALL BE IN ACCORDANCE WITH MONTARA WATER AND SANITARY DISTRICT STANDARDS AND SPECIFICATIONS.
2. MINIMUM DISTANCE BETWEEN SANITARY SEWER AND WATER MAINS SHALL BE TEN FEET (10') HORIZONTALLY OR IN COMPLIANCE WITH DPH TITLE 22, CHAPTER 16, SECTION 64572.
3. WATER MAIN PIPE SHALL BE C-900 CLASS 200 PLASTIC PIPE OR AS APPROVED BY MWSD WATER ENGINEER.
4. ALL ¾", 1", 1½", AND 2" SERVICE LINES TO BE TYPE "K" COPPER PIPE UNLESS SURROUNDING GROUND CONDITIONS DICTATE CHANGE (SUBJECT TO APPROVAL BY MWSD WATER ENGINEER).
5. ALL VALVES SHALL BE RESILIENT WEDGE EPOXY COATED WITH STAINLESS STEEL BOLTS.
6. ALL FITTINGS SHALL BE CEMENT LINED AND BITUMINOUS COATED OUTSIDE AND PAINTED WITH POLYGUARD C.A. #14 MASTIC.
7. ALL FLANGE FITTINGS TO BE BOLTED TOGETHER WITH 316 STAINLESS STEEL NUTS AND BOLTS.
8. ALL INSTALLATIONS OF MAINS AND SERVICES SHALL HAVE BLUE COATED #10 GA. STANDARD WIRE FOR LOCATING.
9. ALL TAPPING SLEEVES TO BE ALL STAINLESS STEEL CIRCUMFERENTIAL SEAL TYPE WITH STAINLESS STEEL FLANGE, BOLTS, AND NUTS.
10. USE EBAA MECHANICAL JOINT MEGA-LUGS ON ALL MECHANICAL JOINT FITTINGS.
11. USE EBAA SERIES 1600 RESTRAINTS TO RESTRAIN PIPE IN COMBINATION WITH CONCRETE THRUST BLOCKS. MWSD TO ADVISE CONTRACTOR OF REQ'D. LENGTHS OF PIPE TO BE RESTRAINED.

MONTARA WATER AND SANITARY DISTRICT

FACILITY STANDARDS

SIZE: | FROM NO.: | DWG NO.: SD-22 | REV:

SCALE: NONE | DATE: DEC 2006 | 9407



ZONE	REV	DESCRIPTION	DATE	APPROVED
	1	REVISION 1	OCT 2011	TY
	2	REVISION 2	JAN 2023	TY

NOTE

1. ALL PIPING TO BE TYPE "K" COPPER
2. ALL FITTINGS AND VALVES TO BE BRONZE
3. ALL FITTINGS/VALVE CONNECTIONS TO USE BRONZE COMPRESSION FITTINGS
4. BRONZE THREADED BUSHINGS TO BE USED FOR ALL REDUCERS

MONTARA WATER AND SANITARY DISTRICT

DUAL PIP AND DOMESTIC SERVICE METER INSTALLATION

SIZE: | FROM NO.: | DWG NO.: SD-23A | REV:

SCALE: NONE | DATE: JAN 2023 | 9407

REV.	DATE	DESCRIPTION

MWSD WATER STANDARD DETAILS
SIAMAK AKHAVEN RESIDENCE
450 8TH ST
MONTARA, CA 94037

GREEN
CIVIL ENGINEERING,INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER
CHIN HANG WONG
NO. 72668
Exp. 12/31/2026
CIVIL
STATE OF CALIFORNIA

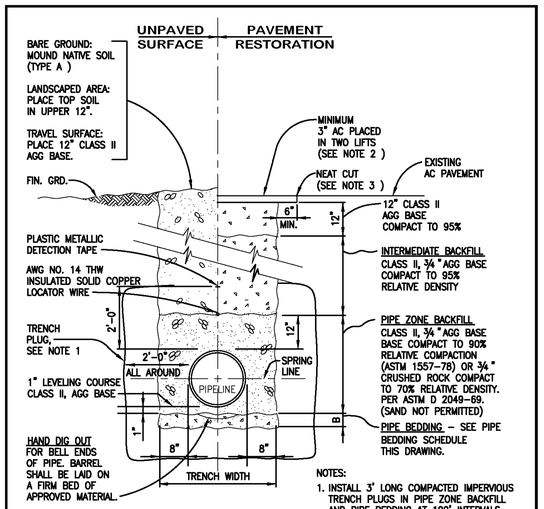
SCALE

VERTICAL: 1"= AS SHOWN

HORIZONTAL: 1"= AS SHOWN

DATE:	06/20/2025
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20250011

SHEET
C6
6 OF 8 SHEETS



NOTES:

1. INSTALL 3' LONG COMPACTED IMPERVIOUS TRENCH PLUGS IN PIPE ZONE BACKFILL AND PIPE BEDDING AT 100' INTERVALS.
2. ASPHALT THICKNESS SHALL CONFORM TO THE REQUIREMENTS OF THE AGENCY WITH JURISDICTION OVER STREET.
3. CONSULT LOCAL JURISDICTION FOR ASPHALT CUTTING REQUIREMENTS.

PIPE BEDDING DETAIL

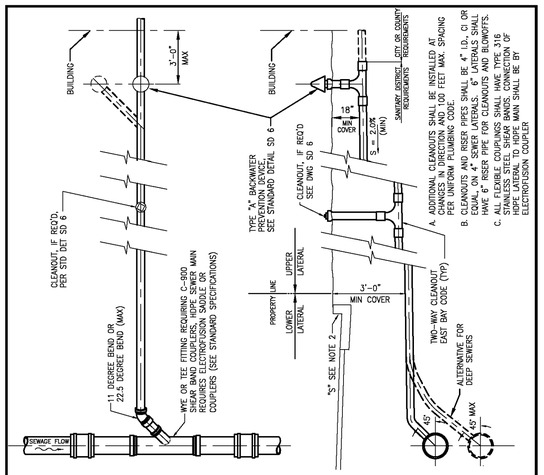
PIPE BEDDING SCHEDULE

TRENCH MATERIAL	BEDDING DEPTH - B	BEDDING MATERIAL
SOIL - DRY	6"	¾" CRUSHED ROCK OR CLASS II, AGG BASE
SOIL W/ WATER	12"	1 ½" CRUSHED ROCK
ROCK OR HARD PAN - DRY	6"	¾" CRUSHED ROCK OR CLASS II AGG BASE
ROCK OR HARD PAN W/ WATER	6"	1 ½" CRUSHED ROCK
BAY MUD	SEE BAY MUD TRENCH DETAIL DRAWING SD 4.1	

MONTARA WATER & SANITARY DISTRICT

TYPICAL TRENCH SECTION

2017 | SD 4.0



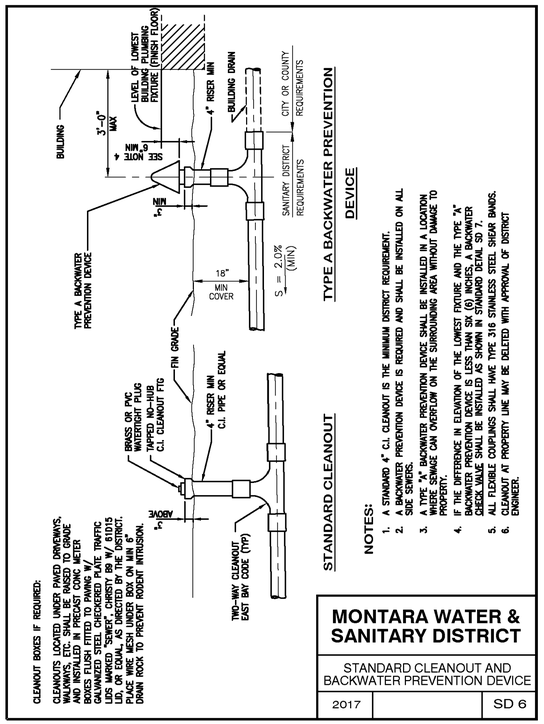
NOTES:

1. WHEN A LATERAL SEWER IS INSTALLED IN ADVANCE OF THE BUILDING SEWER, IT SHALL BE TERMINATED AT OR NEAR THE PROPERTY LINE. THE END OF THE LATERAL SHALL BE MARKED WITH A 4" x 4" REDWOOD STAKE, PAINTED GREEN, FROM THE TOP OF THE PIPE TO A MINIMUM OF 6" ABOVE THE FINISHED GROUND SURFACE.
2. WHERE CONCRETE CURBS AND GUTTERS EXIST OR ARE TO BE A PART OF AN IMPROVEMENT, EACH SIDE SEWER SHALL BE PERMANENTLY LOCATED BY IMPRINTING OR CHISELING AN "S" (3" size) IN THE FACE OF THE CURB VERTICALLY ABOVE THE SEWER PIPE.
3. BACKFILL SHALL NOT BE PLACED UNTIL PIPE INSTALLATION HAS BEEN INSPECTED AND APPROVED BY THE DISTRICT. PIPE BEDDING 3" AROUND PIPE ON PRIVATE PROPERTY MAY BE SAND WHERE REQUIRED BY COUNTY BUILDING PERMIT.
4. TYPE A BACKWATER PREVENTION DEVICE (CONTRA COSTA RELIEF VALVE, ALSO KNOWN AS MUSHROOM CAP) SHALL BE INSTALLED ON A 4" MINIMUM RISER PIPE NOT MORE THAN 2' FROM BUILDING WALL, PER STANDARD DETAIL SD6.
5. TYPE A BACKWATER PREVENTION DEVICE MAY BE INSTALLED TO LEFT OR RIGHT SIDE OF LATERAL IN GARAGE OR STEP AREAS.
6. LATERAL TRENCHES IN AREA OF PUBLIC STREET CURB, GUTTER AND SIDEWALK SHALL BE COMPACTED THE SAME AS TYPICAL TRENCH DETAIL SD 4. AREAS AROUND NEW CONCRETE CLEAN-OUT BOXES SHALL BE SOILS TESTED TO 90% COMPACTED. CONTRACTOR IS TO USE WHATEVER MEANS NECESSARY TO ACHIEVE 90% COMPACTION.

MONTARA WATER & SANITARY DISTRICT

TYPICAL SIDE SEWER DETAILS

2017 | SD 5



CLEANOUT BOXES IF REQUIRED:

CLEANOUTS LOCATED UNDER PAVED DRIVEWAYS, WALKWAYS, ETC. SHALL BE RAISED TO GRADE AND INSTALLED IN PRECAST CONCRETE BOXES FLUSH FITTED TO PAVING W/ GALVANIZED STEEL CHECKERED PLATE TRAFFIC LIDS MARKED "SEWER" CHRISTY B8 W/ 610315 LIDS AND BOLTS AS SPECIFIED BY THE DISTRICT. PLACE WIRE MESH UNDER BOX ON MIN 6" DRAIN ROCK TO PREVENT RODENT INTRUSION.

STANDARD CLEANOUT

TYPE A BACKWATER PREVENTION DEVICE

NOTES:

1. A STANDARD 4" C.I. CLEANOUT IS THE MINIMUM DISTRICT REQUIREMENT.
2. A BACKWATER PREVENTION DEVICE IS REQUIRED AND SHALL BE INSTALLED ON ALL SIDE SEWERS.
3. A TYPE "A" BACKWATER PREVENTION DEVICE SHALL BE INSTALLED IN A LOCATION WHERE SEWAGE CAN OVERFLOW ON THE SURROUNDING AREA WITHOUT DAMAGE TO PROPERTY.
4. IF THE DIFFERENCE IN ELEVATION OF THE LOWEST FIXTURE AND THE TYPE "A" BACKWATER PREVENTION DEVICE IS LESS THAN 12", A BACKWATER CHECK VALVE SHALL BE INSTALLED AS SHOWN IN STANDARD DETAIL SD 7.
5. ALL FLEXIBLE COUPLINGS SHALL HAVE TYPE 316 STAINLESS STEEL SHEAR BANDS.
6. CLEANOUT AT PROPERTY LINE MAY BE DELETED WITH APPROVAL OF DISTRICT ENGINEER.

MONTARA WATER & SANITARY DISTRICT

STANDARD CLEANOUT AND BACKWATER PREVENTION DEVICE

2017 | SD 6

REV.	DATE	DESCRIPTION

MWSD SANITARY SEWER
STANDARD DETAILS
SIAMAK AKHAVEN RESIDENCE
450 8TH ST
MONTARA, CA 94037

GREEN
CIVIL ENGINEERING,INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER
CHIN HANG NGAO
NO. 73968
Exp. 12/31/2026
CIVIL
STATE OF CALIFORNIA

SCALE

VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

DATE:	06/20/2025
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20250011

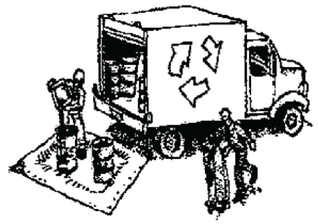
SHEET
C7
7 OF 8 SHEETS

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

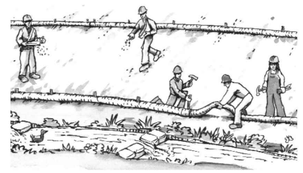
Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

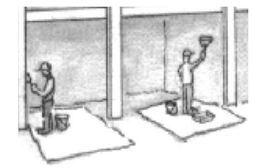
Concrete, Grout & Mortar Application

- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

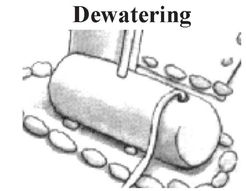
Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

REV.	DATE	DESCRIPTION

CONSTRUCTION BMPS
SIAMAK AKHAVEN RESIDENCE
450 8TH ST
MONTARA, CA 94037

GREEN
CIVIL ENGINEERING,INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER
CHIN HANG WONG
No. 73068
Exp. 12/31/2026
CIVIL
STATE OF CALIFORNIA

SCALE
VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

DATE:	06/20/2025
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20250011

SHEET
C8
8 OF 8 SHEETS

3 PLANTING/LIGHTINGH PLAN

SCALE: 1/8"=1'-0"

SITE LIGHTING SCHEDULE

SYMBOL	TYPE	DESCRIPTION
	WALL INSET	STEP LIGHTING AT 18" MAX ABOVE FINISH FLOOR
	WALL SCONCE	ENTRY BUILDING LIGHTING AT ± 78" ABOVE FINISH FLOOR LEVEL
	STAKE PATH	GARDEN PATH LIGHTING AT 18" TO 24" ABOVE FINISH FLOOR
	POST ACCENT	DRIVEWAY ENTRY LIGHTING AT ± 24" ABOVE FINISH FLOOR
	MAILBOX	MAIL BOX WITH ADDRESS SEE A1.01 FOR MORE INFORMATION 1 2

1 WALL INSET

WALL SCONCE

STAKE PATH

POST ACCENT

MAILBOX

2 SITE LIGHITNG

EXISTING TREES

001 1	PINE TO BE REMOVED
002, 010, 011 & 012	CHERRY TO BE RELOCATED AS SHOWN IN PLAN
004 to 009	MYOPORUM TO REMAIN
1 003 & 013	CHERRY TO REMAIN

PLANTING LEGEND

ZONES	CONDITION	DESCRIPTION
1, 2, 3 & 6	EXISTING	ECHEVERIA, AEONIUM, PHLOX SUBULATA
4	NEW	REPLANTED CHERRY TREES, WHITE CREEPING THYME (GROUND COVER)
5	NEW	CA FUCHSIA, AQUILEGIA FORMOSA, BURNING BUSH
7 & 8	EXISTING	SMALL MYOPORUM TREES, BED OF PINK DWARF PERIWINKLES
9	EXISTING 1	SEE PLAN NOTES (ROCKY TERRAIN)
10	EXISTING	CHERRY TREES, ADD SOME BUSHES AS IN ZONE 5

NOTES:

- BOULDER & DRIFTWOOD WILL BE USED INTERMITTENTLY TO ACCENT THE LANDSCAPE
- THERE WILL BE NO IRRIGATION SYSTEM, ALL PLANTS ARE DROUGHT-RESISTANT (WUCOLS 0.1-0.3) AND ONCE ESTABLISHED REQUIRE NO WATERING. SEE IMAGES ON NEXT PAGE. TOTAL NEW LANDSCAPING IS ±1,083 SF. ADOPTED MWELO METHOD IS THE PRESCRIPTIVE APPROACH.
- A MINIMUM OF 3 INCHES OF BLACK MULCH WILL BE APPLIED TO THE FRONT YARD AREA'S NEW LANDSCAPING
- DRIVEWAY PAVERS WILL BE PERMEABLE SEE IMAGE BELOW
- FOR TREE PROTECTION DETAILS SEE S3/C5

DRIVE WAY PAVERS

1 LANDSCAPING

DESIGNER
JONAS HERNANDEZ
810 POTRERO AVE.
SAN FRANCISCO, CA 94110
415.290.6469
convergence.dg@gmail.com

OWNER
SIAMAK AKHAVAN
PO BOX 411161
SAN FRANCISCO, CA 94141
415.378.4771
siamakakhavan@mac.com

NORTH

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NAME: 450 8TH ST Private Residence

ADDRESS: 450 8TH ST. MONTARA, CA. 94037

APN 036-095-190

DATE: APRIL 30 2026

SCALE: AS NOTED

SHEET: PROPOSED SITE LANDSCAPING AND LIGHTING & (E) TREE PLAN

L1

CA FUCHSIA

BURNING BRUSH

JOYCE COULTER

CEANOTHUS

AQUILEGIA FROMOSA

2 PROPOSED PLANTS

SCALE: NTS

WHITE THYME

KARL FOERSTER GRASS

ZONE 7 (LOOKING SOUTH)

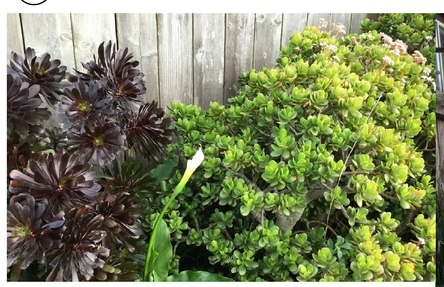
ZONE 6 (LOOKING NORTH)

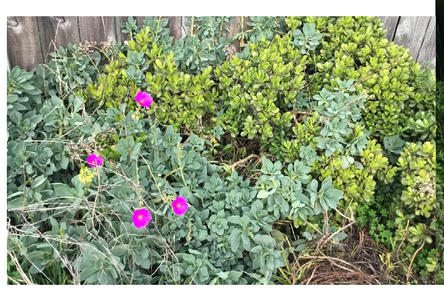
ZONE 10 (LOOKING EAST)

ZONE 8 (LOOKING NORTH)

2 PROPOSED PLANTS

SCALE: NTS





ZONE 2 (CLOSE UP)

ZONE 2 (LOOKING SOUTH)

1 EXISTING PLANTS AND TREES

SCALE: NTS

ZONE 1 (LOOKING NORTH)

ZONE 1 (LOOKING WEST)

AT SIDEWALK (LOOKING WEST)

1 EXISTING PLANTS AND TREES

SCALE: NTS

DESIGNER
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SAN FRANCISCO, CA 94110
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convergence.dg@gmail.com

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SIAMAK AKHAVAN
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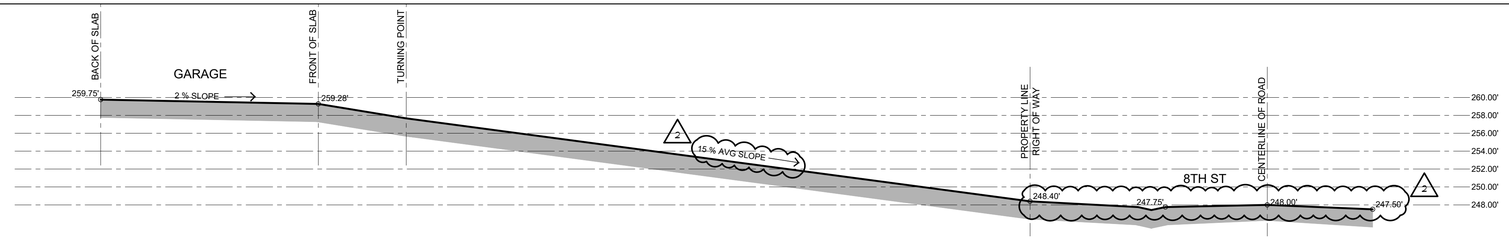
SEPTEMBER 18 2025

AS NOTED

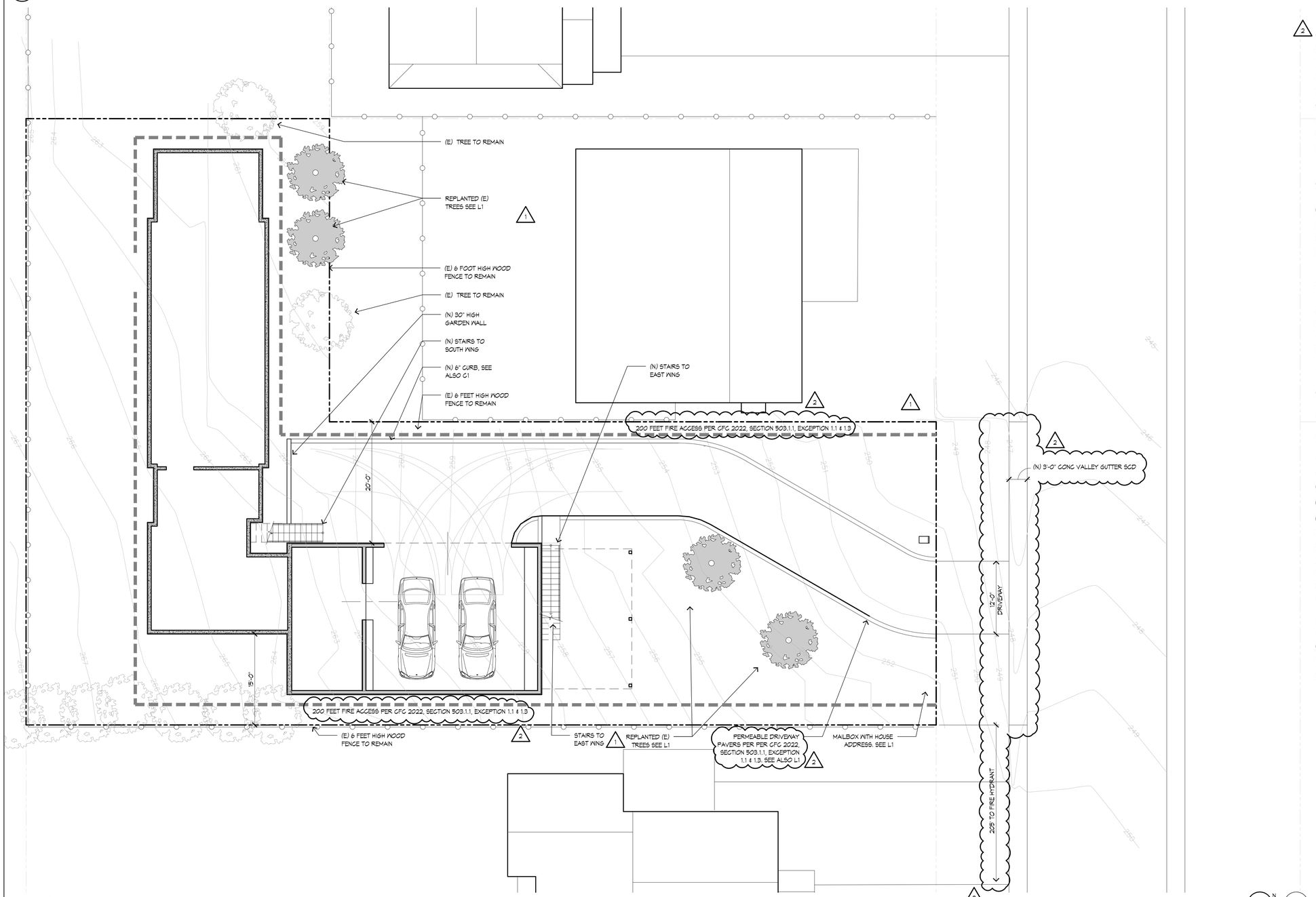
PROPOSED PLANTING IMAGES

L2



2 DRIVEWAY PROFILE

SCALE: 1/8"=1'-0"



1 SITE PLAN

SCALE: 1/8"=1'-0"

TRUE N

PLAN N

SHEET NOTES

1. REFER TO A0.01 FOR PROJECT INFORMATION
2. REFER TO A0.02 FOR PROJECT AREA DIAGRAMS AND CALCULATIONS
3. REFER TO LANDSCAPE DRAWINGS FOR EXISTING AND PROPOSED TREES, PLANTS AND DROUGHT RESISTANCE NO IRRIGATION METHOD
4. REFER TO LANDSCAPE DRAWINGS FOR EXTERIOR LIGHTING
5. REFER TO CIVIL GRADING AND DRAINAGE DRAWINGS FOR SPOT ELEVATIONS OF PROPOSED PATHS, RETAINING WALLS, CONTOURS, SITE DRAINAGE, AS WELL AS AREAS OF DISTURBANCE
6. REFER TO CIVIL UTILITY DRAWINGS FOR EXISTING AND PROPOSED UTILITIES

SAFETY NOTES

1. PER COASTSIDE FIRE DISTRICT STANDARD CI-013, BUILDING IDENTIFICATION SHALL BE CONSPICUOUSLY POSTED AND VISIBLE FROM THE STREET. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). THE LETTERS/NUMERALS FOR PERMANENT ADDRESS SIGNS SHALL BE 4 INCHES IN HEIGHT WITH A MINIMUM 1/2-INCH STROKE. SUCH LETTERS/NUMERALS SHALL BE INTERNALLY ILLUMINATED AND FACING THE DIRECTION OF ACCESS. RESIDENTIAL ADDRESS NUMBERS SHALL BE AT LEAST SIX FEET ABOVE THE FINISHED SURFACE OF THE DRIVEWAY. WHERE BUILDINGS ARE LOCATED REMOTELY TO THE PUBLIC ROADWAY, ADDITIONAL SIGNAGE AT THE DRIVEWAY/ROADWAY ENTRANCE LEADING TO THE BUILDING AND/OR ON EACH INDIVIDUAL BUILDING SHALL BE REQUIRED BY THE COASTSIDE FIRE DISTRICT. THIS REMOTE SIGNAGE SHALL CONSIST OF A 6 INCH BY 18 INCH GREEN REFLECTIVE METAL SIGN WITH 3 INCH REFLECTIVE NUMBERS/ LETTERS SMILAR TO HY-KO 911 OR EQUIVALENT SHALL BE PLACED AT THE ENTRANCE FROM THE NEAREST PUBLIC ROADWAY.
2. PER CALIFORNIA FIRE CODE (CFC) 2022 CHAPTER 49, SECTION 4901 & PUBLIC RESOURCES CODE (PRC) 4291. A FUEL BREAK OF DEFENSIBLE SPACE IS REQUIRED AROUND THE PERIMETER OF ALL STRUCTURES TO A DISTANCE OF NOT LESS THAN 30 FEET AND MAY BE REQUIRED TO A DISTANCE OF 100 FEET OR TO THE PROPERTY LINE. TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD AND DYING PORTIONS, AND LIMBED UP 6 FEET ABOVE THE GROUND. NEW TREES PLANTED IN THE DEFENSIBLE SPACE SHALL BE LOCATED NO CLOSER THAN 10' TO ADJACENT TREES WHEN FULLY GROWN OR AT MATURITY. REMOVE THAT PORTION OF ANY EXISTING TREES, WHICH EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5' OF ANY STRUCTURE. MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD. SEE L1 FOR MORE INFORMATION.
3. PER CFC 2022, SECTION 503.1.1 BUILDINGS AND FACILITIES, APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION AND SHALL EXTEND TO WITHIN 150 FEET (45 720 MM) OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.

   EXCEPTIONS:
   1. THE FIRE CODE OFFICIAL IS AUTHORIZED TO INCREASE THE DIMENSION OF 150 FEET (45 720 MM) WHERE ANY OF THE FOLLOWING CONDITIONS OCCUR:
      1. THE BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1, 903.3.1.2 OR 903.3.1.3.
      2. FIRE APPARATUS ACCESS ROADS CANNOT BE INSTALLED BECAUSE OF LOCATION ON PROPERTY, TOPOGRAPHY, WATERWAYS, NONNEGOTIABLE GRADES OR OTHER SIMILAR CONDITIONS, AND AN APPROVED ALTERNATIVE MEANS OF FIRE PROTECTION IS PROVIDED.
      3. THERE ARE NOT MORE THAN TWO GROUP R-3 OR GROUP U OCCUPANCIES.
4. PER 2022 CFC, APPENDIX B AND C, A FIRE DISTRICT APPROVED FIRE HYDRANT (CLOW 960) MUST BE LOCATED WITHIN 500 FEET OF THE PROPOSED SINGLE-FAMILY DWELLING UNIT MEASURED BY WAY OF DRIVABLE ACCESS. AS PER 2022 CFC, APPENDIX B THE HYDRANT MUST PRODUCE A MINIMUM FIRE FLOW OF 850 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH RESIDUAL PRESSURE FOR 2 HOURS. CONTACT THE LOCAL WATER PURVEYOR FOR WATER FLOW DETAILS.
5. INSTALLATION OF UNDERGROUND SPRINKLER PIPE SHALL BE FLUSHED AND VISUALLY INSPECTED BY FIRE DISTRICT PRIOR TO HOOK-UP TO RISER. ANY SOLDERED FITTINGS MUST BE PRESSURE TESTED WITH THE TRENCH OPEN. PLEASE EMAIL THE COASTSIDE FIRE DISTRICT CFPDFIREMARSHAL@FIRE/CA.GOV TO SCHEDULE AN INSPECTION.

DESIGNER
JONAS HERNANDEZ
810 POTRERO AVE.
SAN FRANCISCO, CA 94110
415.290.6469
convergence.dg@gmail.com

OWNER
SIAMAK AKHAVAN
PO BOX 411161
SAN FRANCISCO, CA 94141
415.378.4771
siamakakhavan@mac.com

NORTH

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Private Residence

ADDRESS: 450 8TH ST.
MONTARA, CA.
94037

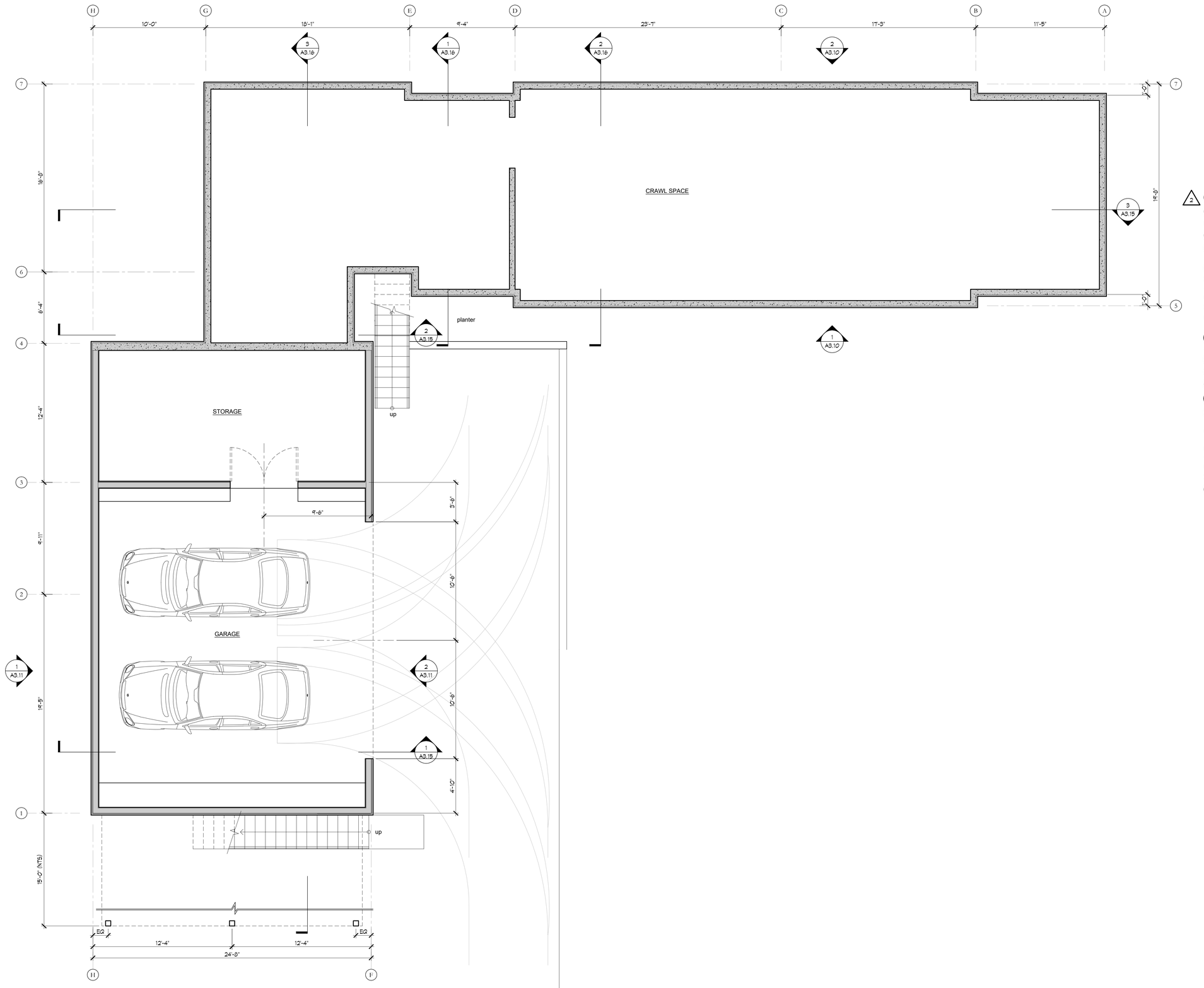
APN 036-095-190

DATE: APRIL 30 2026

SCALE: AS NOTED

SHEET: **PROPOSED SITE PLAN**

A1.01



1 LOWER LEVEL FLOOR PLAN

SCALE: 1/4"=1'-0"

N

SHEET NOTES

1. SEE GENERAL NOTES ON PROJECT INFORMATION SHEET A0.01.
2. DIMENSIONS ARE TO FACE OF STUD OR CONCRETE, CENTERLINE OF COLUMN, OR CENTERLINE OF WINDOW, DOOR OR OTHER OPENING, UNLESS OTHERWISE NOTED.

SAFETY NOTES

2

1. PER SAN MATEO COUNTY BUILDING STANDARDS, COASTSIDE FIRE DISTRICT ORDINANCE NUMBER 2024-02 AND AS PROVIDED UNDER CFC 2022 SECTION 903.3, AN AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE PROPOSED DWELLING, INCLUDING ALL BATHROOMS, GARAGES, AND ANY AREA USED FOR STORAGE. THE ONLY EXCEPTION IS SMALL LINEN CLOSETS LESS THAN 24 SQUARE FEET WITH FULL DEPTH SHELVING. ALL ATTIC ACCESS LOCATIONS WILL BE PROVIDED WITH A PILOT HEAD ON A METAL UPRIGHT.
2. SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND CALIFORNIA RESIDENTIAL CODE (CRC) SECTION R134. ALARMS SHALL BE HARD WIRED, INTERCONNECTED, AND HAVE BATTERY BACKUP. THESE DETECTORS ARE REQUIRED TO BE PLACED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM, ON EACH ADDITIONAL STORY NOT INCLUDING CRAWL SPACES AND AT A POINT CENTRALLY LOCATED. SMOKE DETECTORS SHALL BE TESTED AND APPROVED PRIOR TO THE BUILDING FINAL. DATE OF INSTALLATION MUST BE ADDED TO THE EXTERIOR OF THE SMOKE ALARM AND WILL BE CHECKED AT FINAL.
3. PER CBC 2022 EMERGENCY ESCAPE AND RESCUE OPENINGS ARE REQUIRED AT BASEMENTS AND SLEEPING ROOMS BELOW THE FOURTH STORY ABOVE GRADE PLANE AND SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET, 5.0 SQ. FT. MINIMUM IS ALLOWED AT GRADEFLOOR. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR OPENAING WIDTH DIMENSION SHALL BE 20 INCHES. THE BOTTOM OF THE CLEAR OPENING SHALL BE NOT GREATER THAN 44 INCHES ABOVE THE FINISHED FLOOR.
4. EXTERIOR BELL AND INTERIOR HORN ARE REQUIRED TO BE WIRED INTO THE REQUIRED FLOW SWITCH ON YOUR FIRE SPRINKLER SYSTEM. THE BELL, HORN/STROBE AND FLOW SWITCH, ALONG WITH THE GARAGE DOOR OPENER ARE TO BE WIRED INTO A SEPARATE CIRCUIT BREAKER AT THE MAIN ELECTRICAL PANEL AND LABELED.

WALL TYPE LEGEND

- CONCRETE WALL
- 2X6 STUDS @ 16" OC, TYPICAL UON
- 2X STUDS @ 16" OC, SIZE VARIES, SEE DIMENSIONS FOR ADDL INFO
- ADHERED STONE VENEER FINISH

DESIGNER
JONAS HERNANDEZ
810 POTRERO AVE
SAN FRANCISCO, CA 94110
415.290.6469
convergence.dg@gmail.com

OWNER
SIAMAK AKHAVAN
PO BOX 411161
SAN FRANCISCO, CA 94141
415.378.4771
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MONTARA, CA.
94037

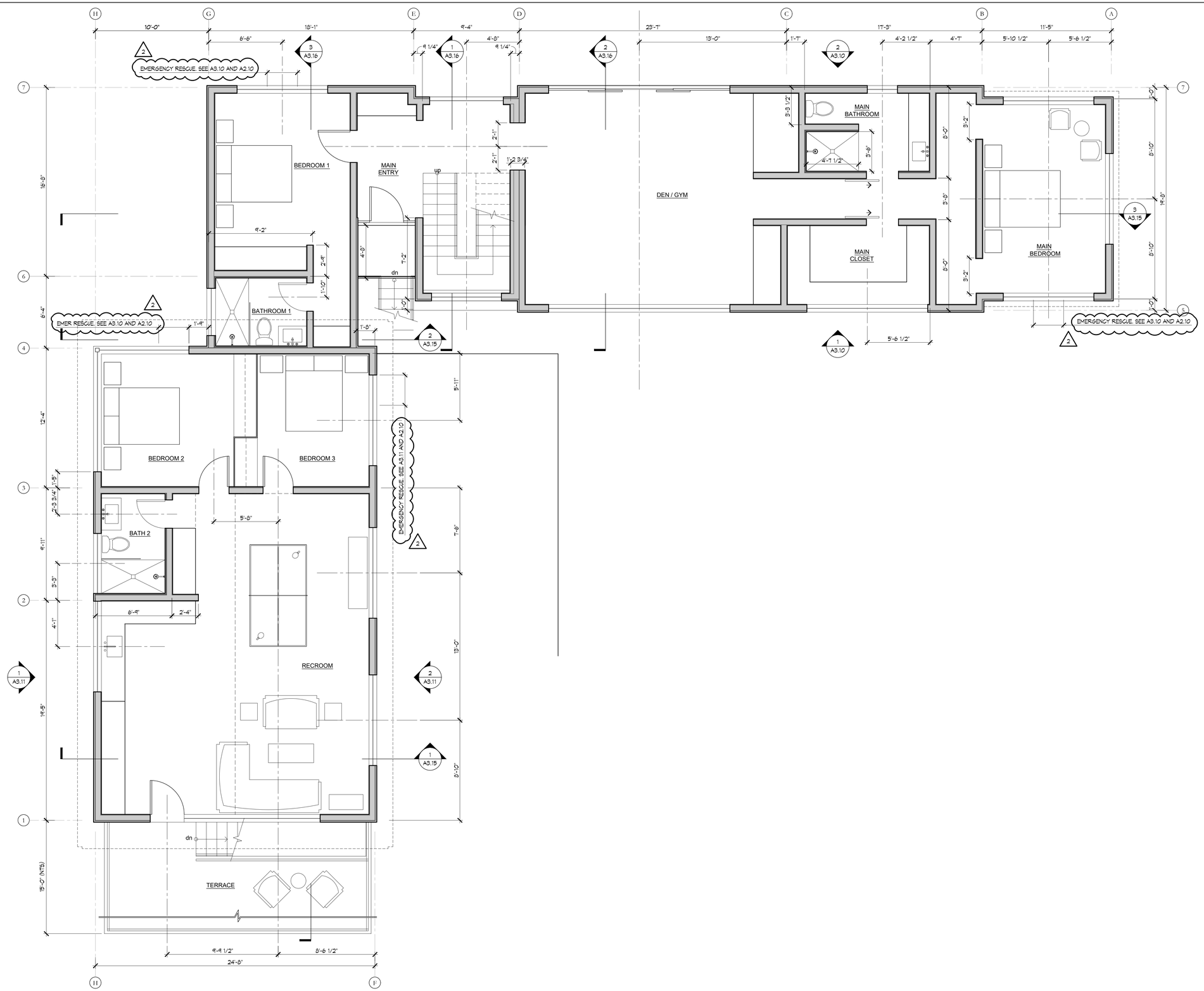
APN 036-095-190

DATE APRIL 30 2026

SCALE AS NOTED

SHEET **PROPOSED LOWER LEVEL FLOOR PLAN**

A2.10



1 ENTRY LEVEL FLOOR PLAN

SCALE: 1/4"=1'-0"

N

JONAS HERNANDEZ
810 POTRERO AVE.
SAN FRANCISCO, CA 94110
415.290.6469
convergence.dg@gmail.com
DESIGNER

SIAMAK AKHAVAN
PO BOX 411161
SAN FRANCISCO, CA 94141
415.378.4771
siamakakhavan@mac.com
OWNER

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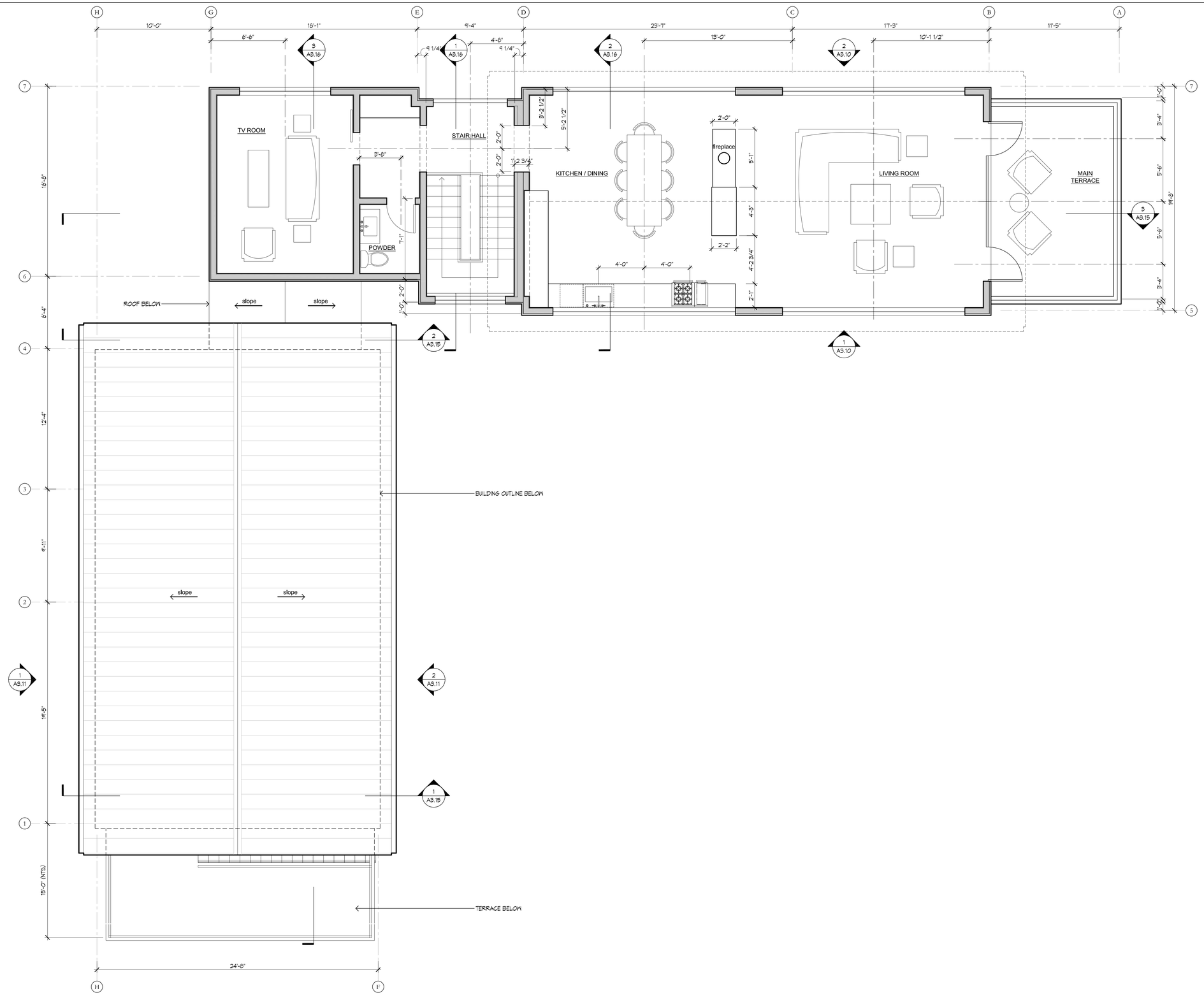
SHEET: **PROPOSED ENTRY LEVEL FLOOR PLAN**

A2.11



1 UPPER LEVEL FLOOR PLAN

SCALE: 1/4"=1'-0"

N

JONAS HERNANDEZ
810 POTRERO AVE
SAN FRANCISCO, CA 94110
415.290.6469
convergence.dg@gmail.com
DESIGNER

SIAMAK AKHAVAN
PO BOX 411161
SAN FRANCISCO, CA 94141
415.378.4771
siamakakhavan@mac.com
OWNER

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94037

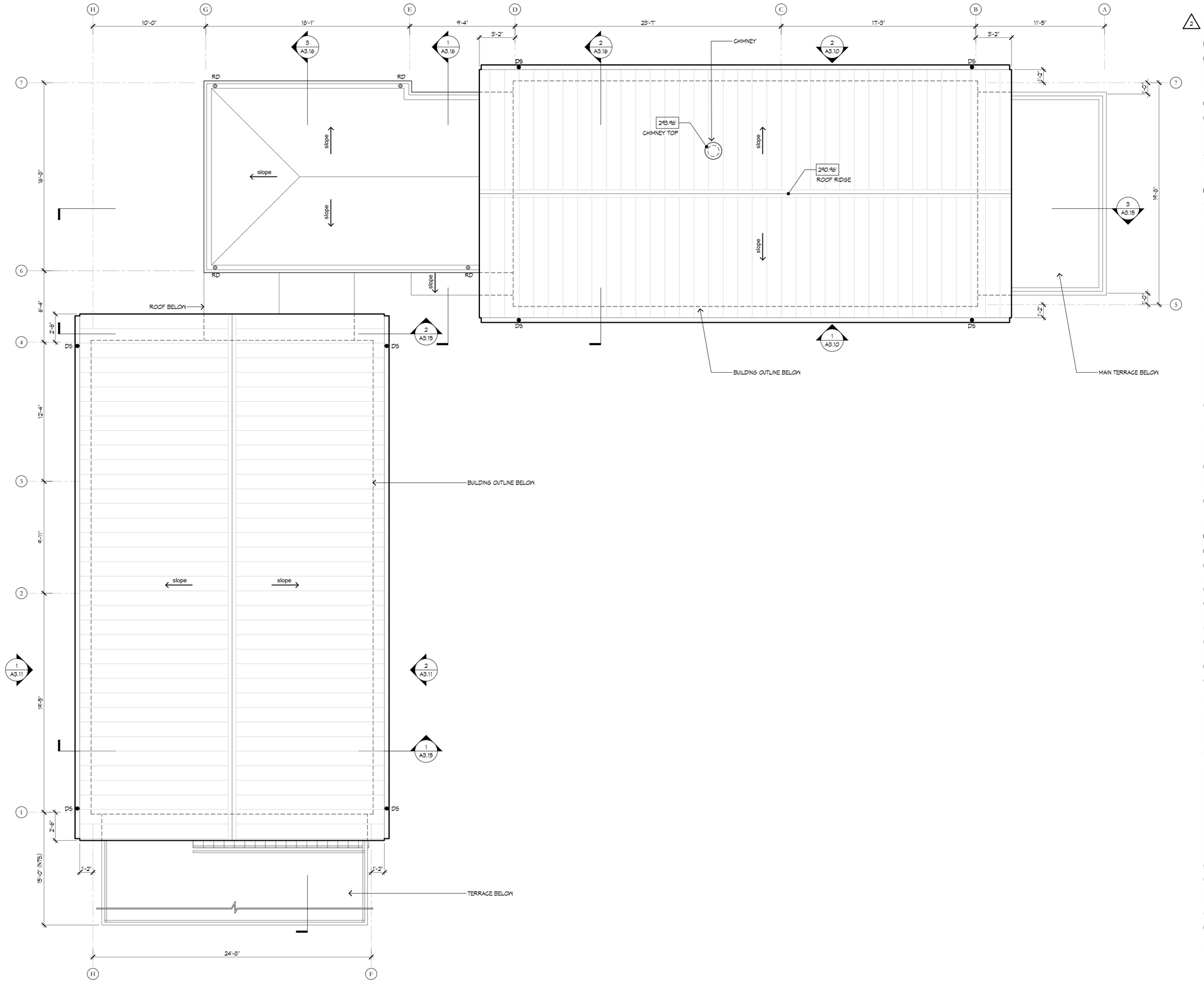
APN 036-095-190

DATE: SEPTEMBER 18 2025

SCALE: AS NOTED

SHEET: **PROPOSED UPPER LEVEL FLOOR PLAN**

A2.12



1 UPPER LEVEL FLOOR PLAN

SCALE: 1/4"=1'-0"

SHEET NOTES

1. ALL ROOFING TO BE CLASS 'A'
2. DOWNSPOUTS TO BE 3" DIA COPPER W/ CLEANOUTS AT CONNECTION POINT.
3. IN WALL LEADERS TO BE 4" DIA CAST IRON.
4. GUTTERS TO BE 5" DIA HALF ROUND COPPER. GUTTERS TO BE PROVIDED WITH A MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.

SAFETY NOTES

1. COASTSIDE FIRE DISTRICT ORDINANCE 2024-02, THE ROOF COVERING OF EVERY NEW BUILDING OR STRUCTURE, AND MATERIALS APPLIED AS PART OF A ROOF COVERING ASSEMBLY, SHALL HAVE A MINIMUM FIRE RATING OF CLASS "A" AS DEFINED IN THE CBC 2022 CHAPTER 15.
2. THIS PROJECT IS LOCATED IN A LRA HIGH RESPONSIBILITY AREA FOR WILDFIRE PROTECTION. ROOFING, ATTIC VENTILATION, EXTERIOR WALLS, WINDOWS, EXTERIOR DOORS, DECKING, FLOORS AND UNDERFLOOR PROTECTION SHALL COMPLY WITH CBC 2022 CHAPTER 7A REQUIREMENTS.
3. SOLAR PHOTOVOLTAIC SYSTEMS: THESE SYSTEMS SHALL MEET THE REQUIREMENTS OF THE 2022 CFC SECTION 1205.2.1

ROOF PLAN LEGEND

● DS	DOWNSPOUT DISCHARGING DIRECTLY INTO DRAINAGE LINES, SCD
○ DS	DOWNSPOUT DISCHARGING ONTO ROOF BELOW
○ IWL	IN WALL LEADER - PROVIDE INTERIOR ACCESS PANEL FOR CLEANOUT
◎ RD	ROOF DRAIN

OWNER DESIGNER
JONAS HERNANDEZ
810 POTRERO AVE
SAN FRANCISCO, CA 94110
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convergence.dg@gmail.com

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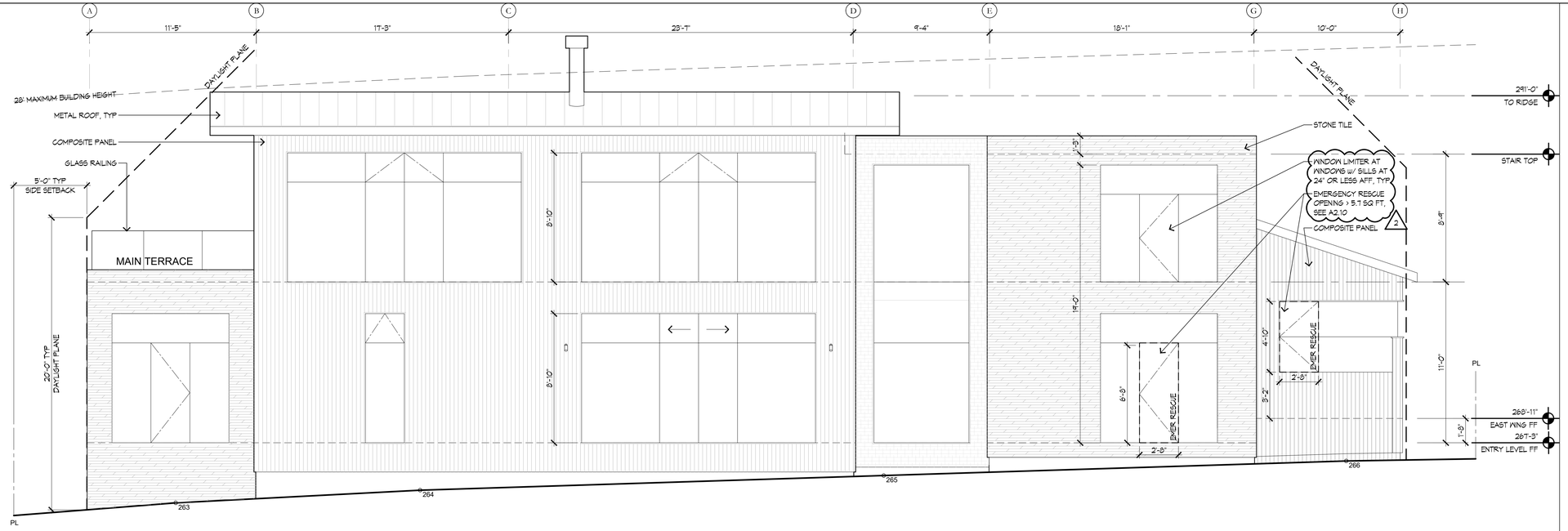
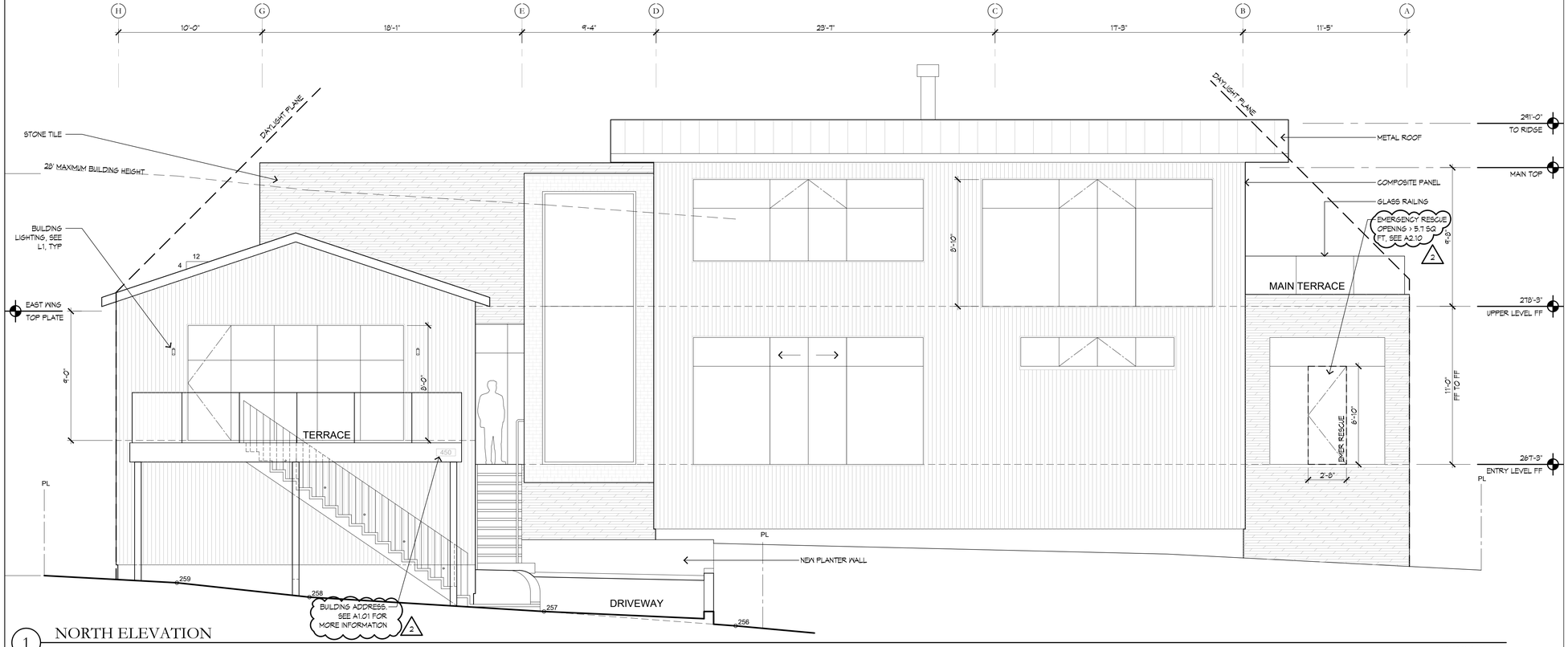
SHEET: **PROPOSED ROOF PLAN**

A2.13



2 SOUTH ELEVATION

SCALE: 1/4"=1'-0"



1 NORTH ELEVATION

SCALE: 1/4"=1'-0"

JONAS HERNANDEZ
810 POTRERO AVE.
SAN FRANCISCO, CA 94110
415.290.6469
convergence.dg@gmail.com
DESIGNER

SIAMAK AKHAVAN
PO BOX 411161
SAN FRANCISCO, CA 94141
415.378.4771
siamakakhavan@mac.com
OWNER

NORTH

ISSUE	DESCRIPTION	DATE	ISSUED TO
1	DESIGN REVIEW	09/18/2025	SMC
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NAME

450
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Private Residence

ADDRESS

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94037

APN 036-095-190

DATE

APRIL 30 2026

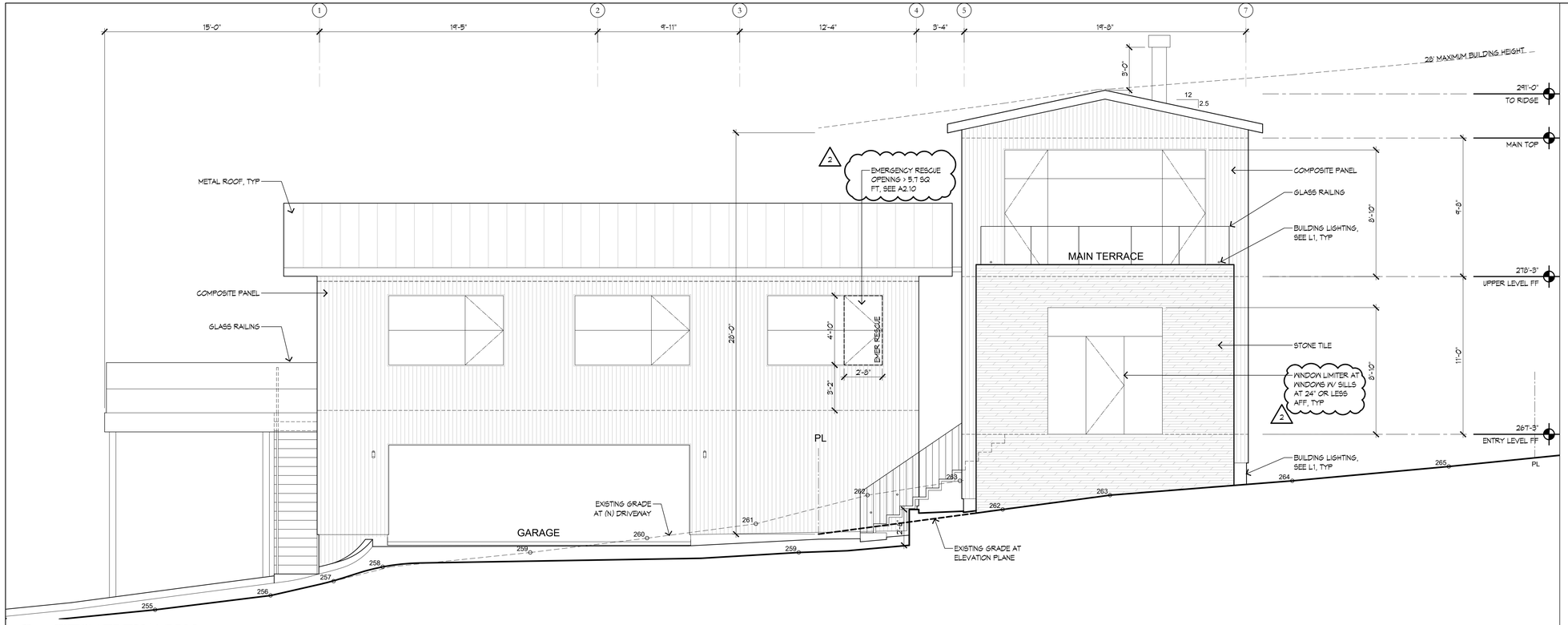
SCALE

AS NOTED

SHEET

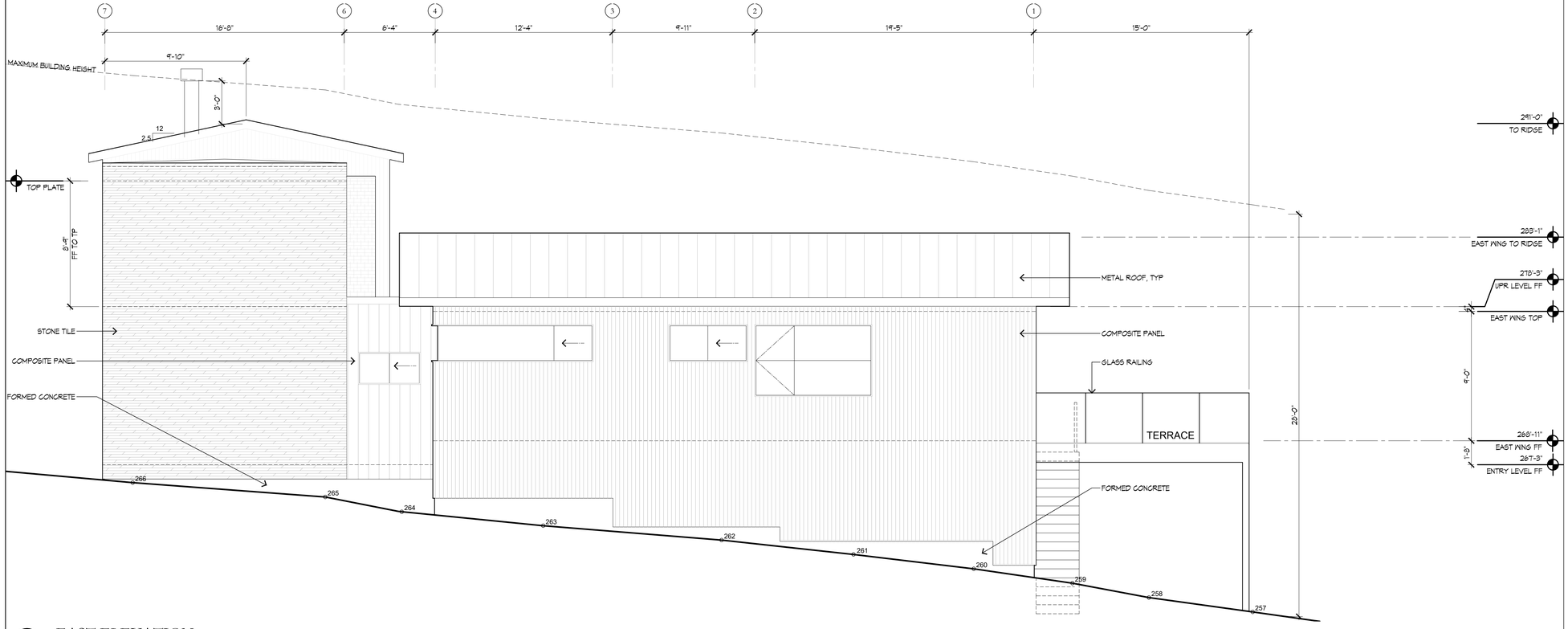
PROPOSED EXTERIOR ELEVATIONS

A3.10



2 WEST ELEVATION

SCALE: 1/4"=1'-0"



1 EAST ELEVATION

SCALE: 1/4"=1'-0"

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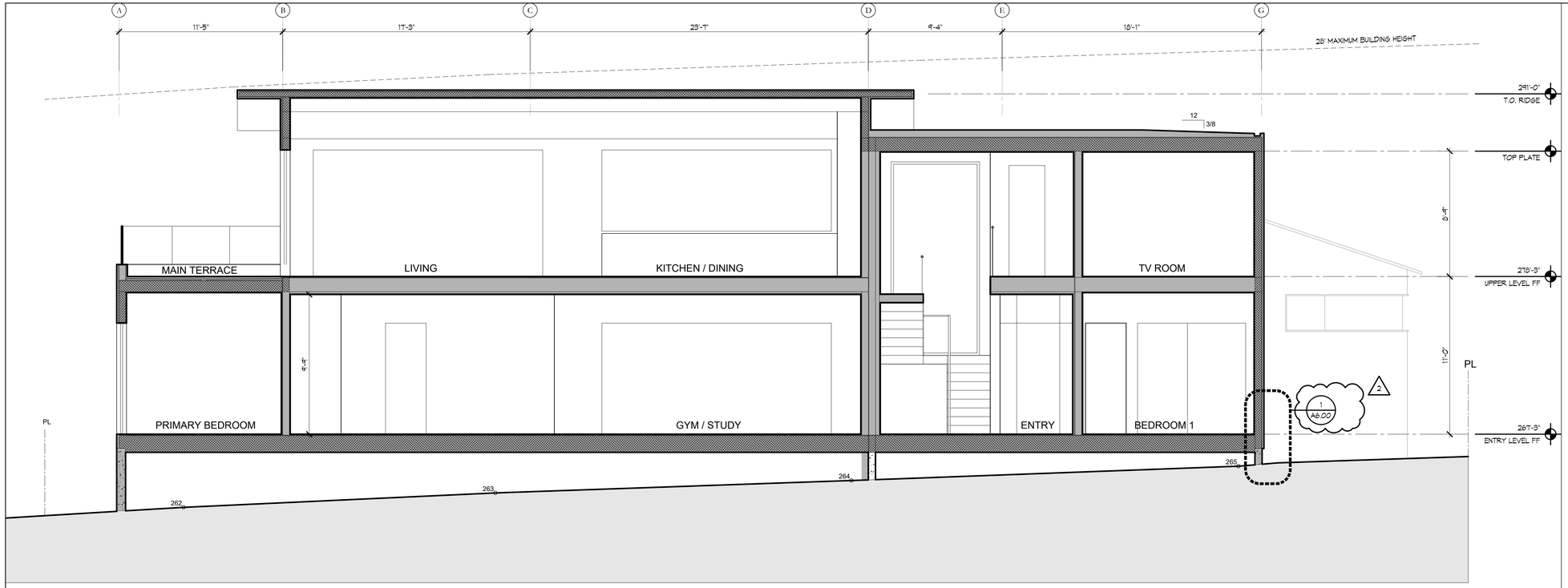
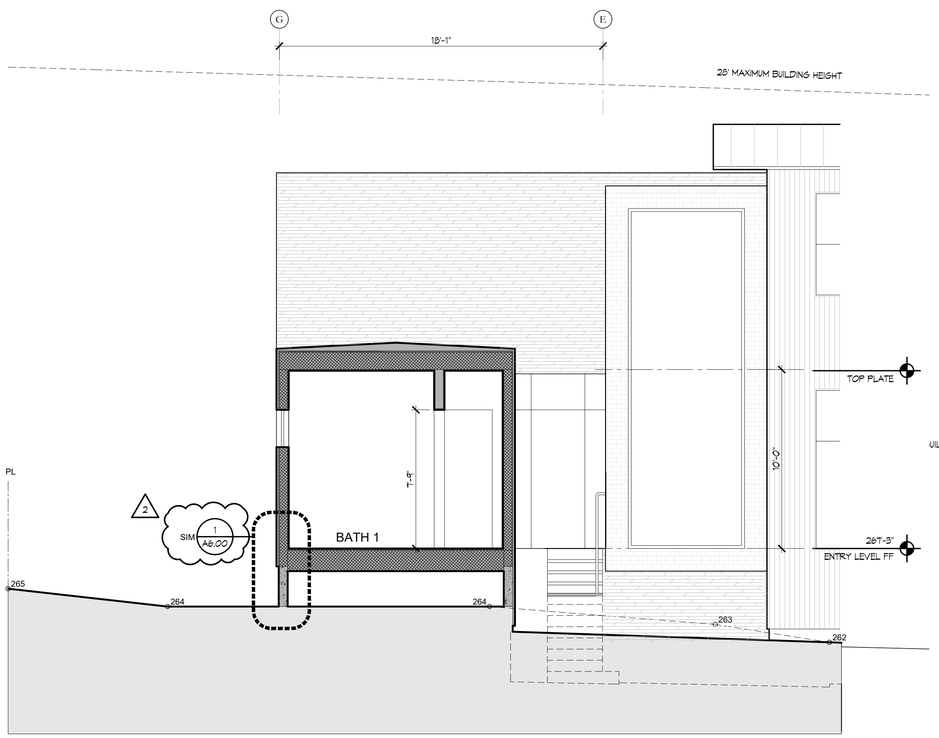
A3.11



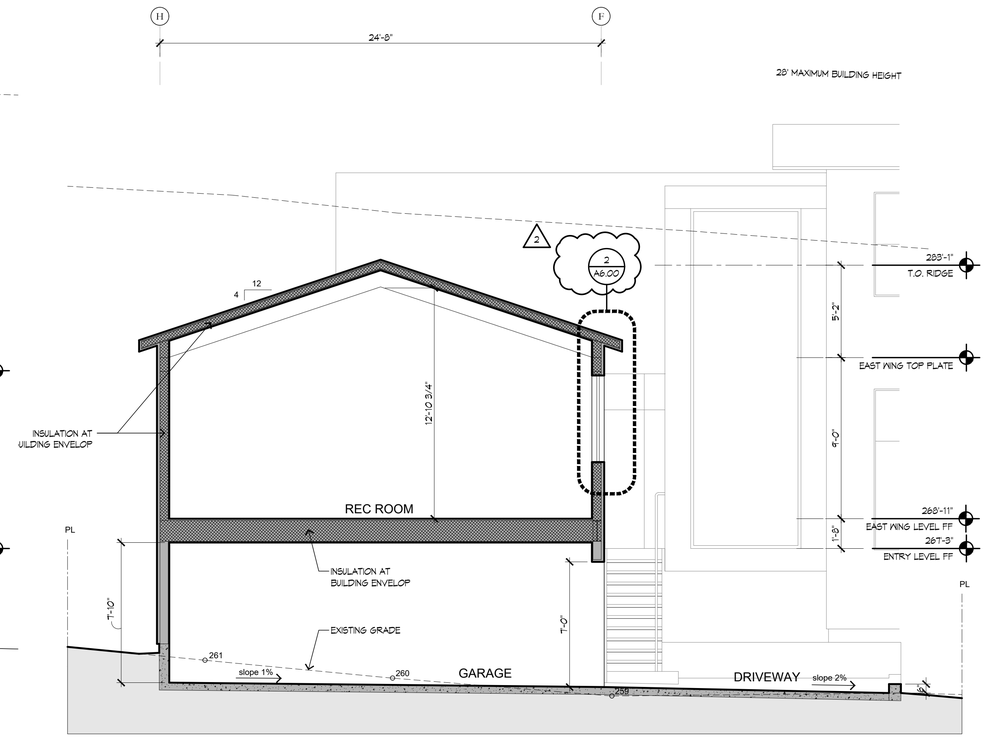
3 BUILDING SECTION

SCALE: 1/4"=1'-0"



2 BUILDING SECTION

SCALE: 1/4"=1'-0"



1 BUILDING SECTION

SCALE: 1/4"=1'-0"

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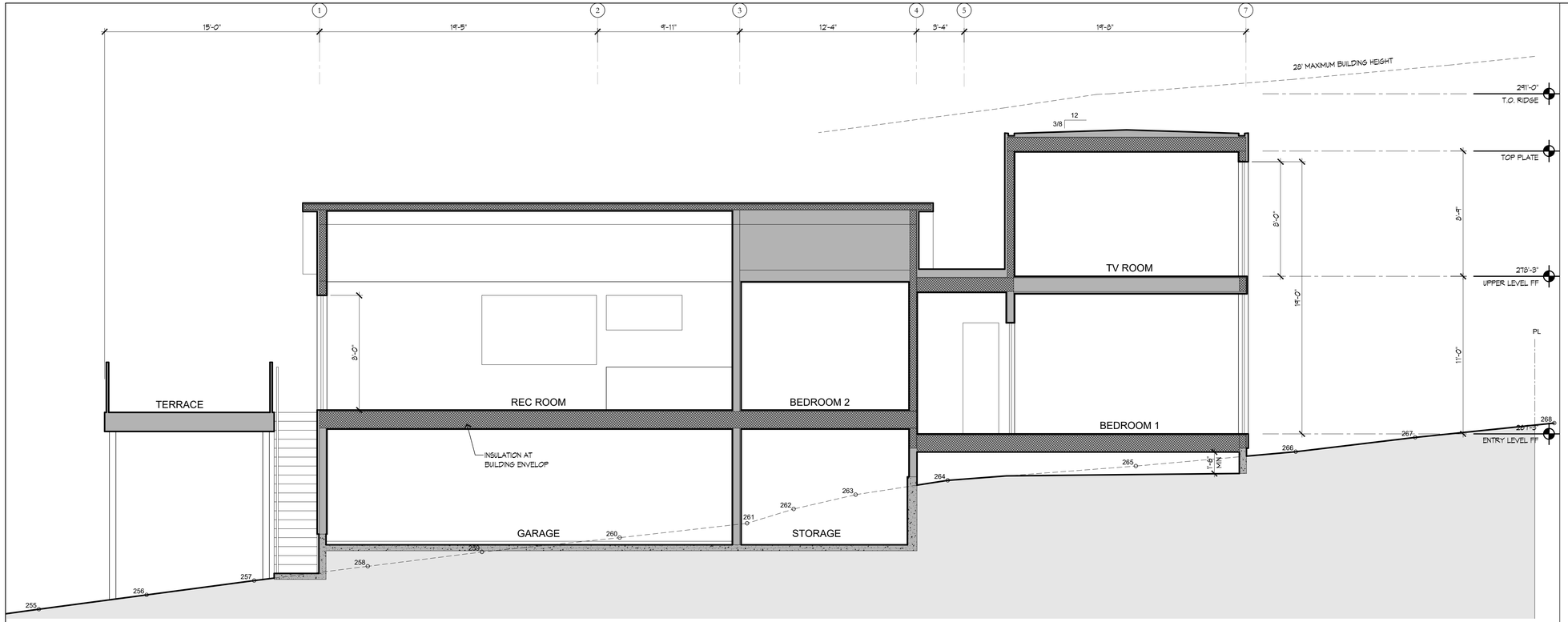
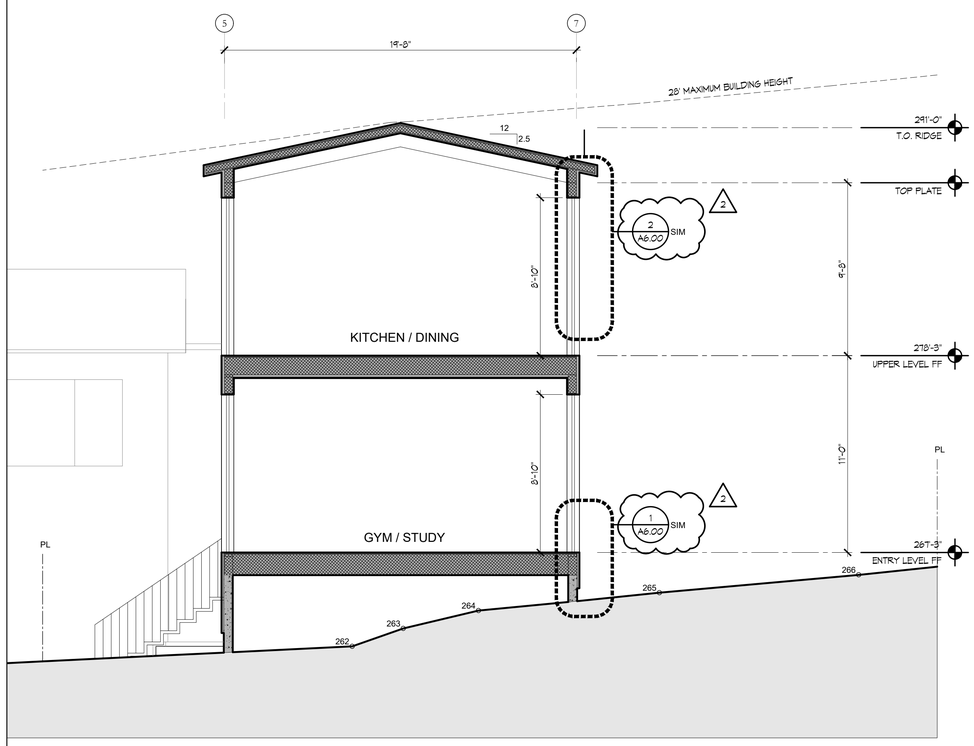
PROPOSED BUILDING SECTIONS

A3.15



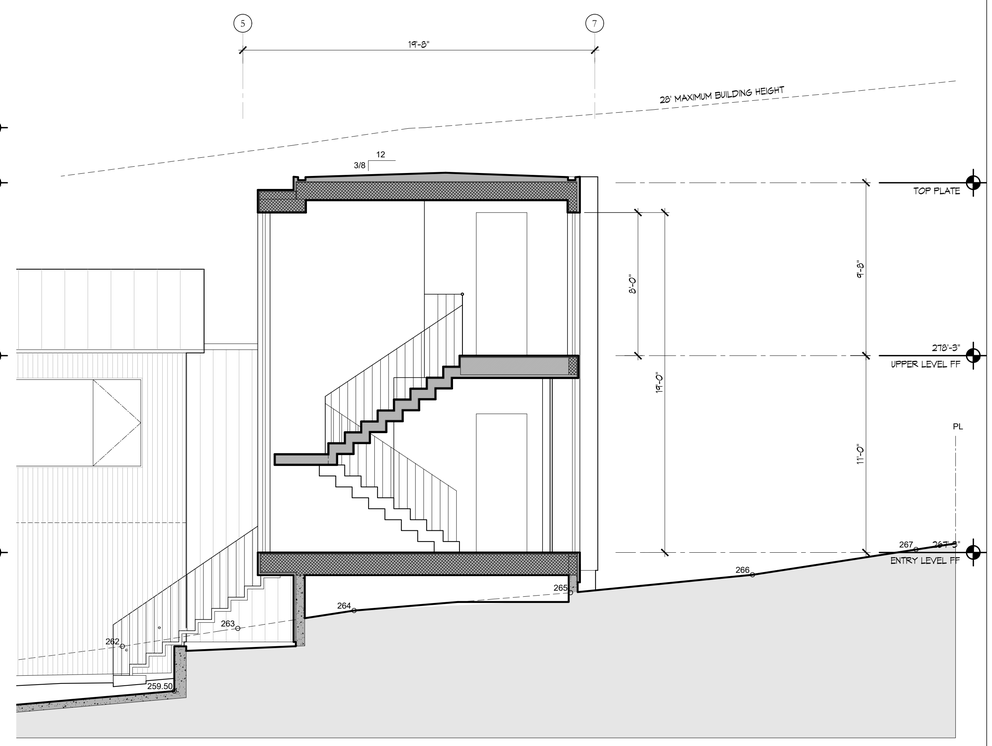
3 BUILDING SECTION

SCALE: 1/4"=1'-0"



2 BUILDING SECTION

SCALE: 1/4"=1'-0"



1 BUILDING SECTION

SCALE: 1/4"=1'-0"

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PROPOSED BUILDING SECTIONS

A3.16

WUI COMPLIANCE NOTES

1. EXTERIOR WALLS

A. COMPOSITE PANEL; HIGH-IMPACT WOOD POLYMER COMPOSITE PANEL OVER DRAINAGE LAYER OVER WATERPROOFING OVER 5/8" TYPE X GYP BD OVERPLYWOOD SHEATHING. SSD

B. BASALT/LIMESTONE TILE; 3/4" TO 1-1/4" STONE TILE THINSET OVER MORTAR OVER DRAINAGE LAYER OVER WATERPROOFING OVER PLYWOOD SHEATHING PER STRUCTURAL DESIGN.

C. EXPOSED CONCRETE; CAST-IN PLACE REINFORCED CONCRETE

ALL WALL ASSEMBLIES COMPLY PER CRC R337.7.3.

2. METAL ROOF

METAL ROOF OVER CLASS A WATERPROOFING UNDERLAYMENT OVER PLYWOOD NAILER OVER 4" RIGID INSULATION OVER PLYWOOD SHEATHING PER STRUCTURAL DESIGN. PER CRC R337.5.2.

3. GUTTER

METAL GUTTER WITH PROTECTIVE MESH TO PROTECT FROM DEBRIS ACCUMULATION PER CRC R337.5.4.

4. TERRACES

1X IPE DECKING ON PEDESTAL SUPPORT SYSTEM OVER HIGH PERFORMANCE MULIT-LAYER SBS MODIFIED BITUMEN ROOFING PER CRC R337.5.2.

5. OPEN ROOF EAVES

SOLID 2X CONTINOUS TRIM BLOCK AND 1X FIRE RETARDANT WOOD T&G SOFFIT UNDERSIDE. PER CRC R337.3.1 AND R337.7.5

6. OPEN CEILING AT GARAGE

1-HOUR FIRE RATED ASSEMBLY UL DES L502 PER USG FIRE-RESISTANT ASSEMBLIES

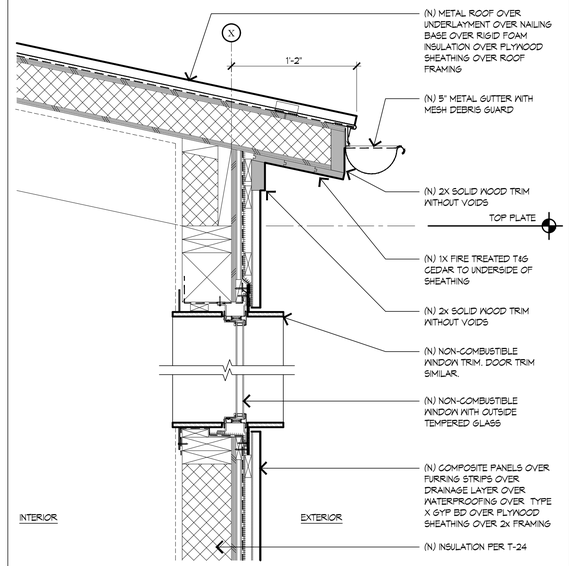
7. UNDERSIDE OF TERRACE (APPENDAGE)

FIRE-RETARDANT WOOD PER R337.7.10

8 EXTERIOR WINDOWS AND DOORS

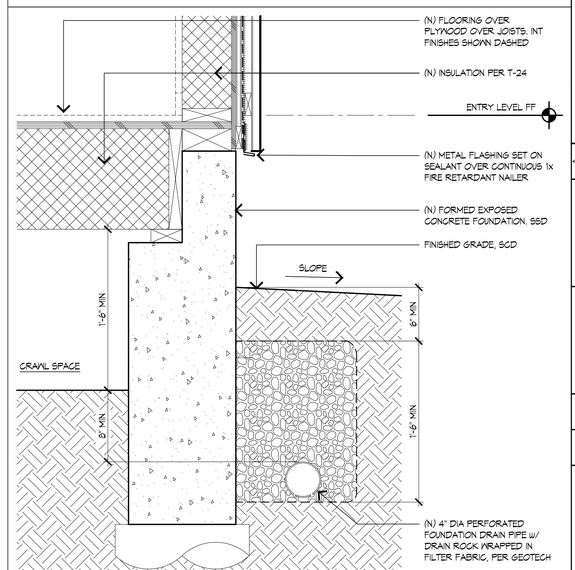
A. WINDOWS AND DOORS; STEEL NONCOMBUSTIBLE UNITS COMPLY PER CRC R337.8.2.1. & R337.8.3.

B. GLAZING; MULTI PANE GLAZING WITH EXTERIOR PANE TO BE TEMPERED PER CRC R337.8.2.1.



2 TYPICAL WALL AND EAVE DETAIL

SCALE: 1-1/2"=1'-0"



1 TYPICAL FOUNDATION DRAINAGE DETAIL

SCALE: 1-1/2"=1'-0"

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DETAILS

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A6.00